



Chandler · Arizona

CHANDLER CITY HALL STUDY

Program and Site Selection for New City Hall and Museum

Chandler, Arizona

FINAL REPORT

May 2006

Prepared by



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EXECUTIVE SUMMARY

BACKGROUND

The City of Chandler is a community of 235,000 people located in southeastern Maricopa County, Arizona.

As one of the fastest growing communities in the nation, Chandler has transformed from a small agricultural town at the turn of the 20th Century into the *High Tech Oasis in the Silicon Desert* of today. In fact, in just the last 25 years, Chandler has grown from a population of 30,000 to its current population of 235,000 residents, and is expected to reach residential build-out at 279,000 residents within the next ten years.

With this growth has also come a corresponding growth in the City staff, resulting in the City having many of their staff in crowded conditions, or in one of two leased office buildings. Desiring to consolidate their staff, and eliminate on-going leases, the City has undertaken a program to plan a new City Hall. The new City Hall will accommodate all staff that are currently in leased space, as well as accommodate staff and departments that have outgrown their space in the existing Civic Center, and provide growth space for the next 20 years.

In addition, the Chandler Historic Museum is located in a very small facility in the middle of the Civic Center and desires to plan and construct a new Museum/Cultural Center.



Downtown Chandler - circa 1930

PROJECT METHODOLOGY

In June, 2005, the City of Chandler retained the services of RNL Design, an architecture and planning firm, to develop a long-range space needs program for a new City Hall, and then to assist the City in selecting the most appropriate site for the City Hall, as well as a site for the new Museum.

The RNL Team commenced work in July, 2005 conducting "visioning" sessions with each City Councilmember and the City Manager, and then met with each of the key City staff, including department and/or division directors to be included in the study. Throughout the programming, planning and site selection process, the Planning Team utilized an open planning process, with extensive input and review from the City Planning Team, which included members of City staff and four stakeholders, as well as conducted two public forums, and several other City staff and Council update sessions.

EXISTING CIVIC CENTER

The City currently has, or uses, ten facilities in the downtown area that form the Civic Center. The existing Civic Center is located east of Historic Downtown Chandler. These facilities include the following:

- Chandler Office Center - Privately Owned (portion leased to City)
- City Parking Garage - Privately Owned (portion leased to City)
- Chandler Corporate Plaza - Privately Owned (portion leased to City)



Existing Civic Center



- City Parking Garage - Privately Owned (portion used by City)
- Municipal Library
- Chandler Historic Museum
- Public Works / Planning & Development
- Information Technology
- Community Services Building
- Senior Center

In addition the following civic facilities are located one or two blocks south of the Civic Center:

- Fire Administration / Police Headquarters
- Municipal Court
- Chicago Street Operations Yard

THE “VISION”

The City desires to design and construct a new City Hall, primarily to bring together into one facility all the departments that are currently leasing space, as well as several other strategic departments that “fit” into the new City Hall. The following is a summary of the Council's “vision” and goals for the new City Hall, Museum and downtown Chandler:

- Improve the perception of Downtown as safer / more pedestrian oriented
- Improve Downtown traffic circulation
- Improve East-West pedestrian access across Arizona Avenue
- Improve parking in Downtown
- Expand Downtown to the South through re-development
- Reinforce Downtown at intersection of Chandler Blvd and Arizona Avenue
- Use City Hall to encourage development
- Make Downtown a destination
- Create City Hall with space for Exterior Activities ...open space, fountains, plazas, etc.
- Site a Museum / Cultural Center that has high visibility and attracts people
- Make City Hall a signature piece of architecture that will impact Downtown.



PRELIMINARY SPACE NEEDS

The Program Summary, included in Chapter 3 shows that the City is currently utilizing 54,125 net square feet of space to accommodate the departments and divisions included in the study, with approximately 40,000 square feet of this space being leased.

The Program Summary shows that a new City Hall will require 117,552 gross square feet of space to be constructed to accommodate the long-term (20 years) needs of all departments included in City Hall.

To accommodate the building with ample plazas, open space, a parking structure and a sufficient number of surface visitor parking spaces, will require a site of approximately three to four acres, as outlined in Chapter 3.

CITY HALL PROGRAM SUMMARY		Existing	Planned - 2010	Planned - 2025
Space / Description		Area (SF)	Area (SF)	Area (SF)
Mayor & City Council		3,020	4,022	4,112
Council Chamber		3,298	5,225	5,225
City Manager		2,915	3,493	4,018
Neighborhood Programs		177	2,743	3,090
City Clerk		1,925	3,237	3,326
City Attorney		3,272	5,060	5,704
CAPA - Admin Services		1,857	3,677	3,677
CAPA - Public Affairs		1,915	2,670	2,670
CAPA - Video		3,465	5,542	5,662
Community Services		6,359	6,628	6,628
Economic Development		1,122	3,300	3,300
Human Resources		3,440	5,072	5,184
Mgmt Svcs - Accounting		2,470	3,377	3,601
Mgmt Svcs - Administration / Internal Audit		2,351	2,765	3,045
Mgmt Svcs - Budget		798	1,028	1,341
Mgmt Svcs - Environmental Services		1,542	1,313	1,313
Mgmt Svcs - Purchasing		2,195	2,863	2,863
Mgmt Svcs - Risk Management		1,734	2,187	2,187
Mgmt Svcs - Tax & Utility Services		4,445	7,501	7,680
Real Estate		3,606	2,453	2,341
Building Common		2,219	19,494	19,494
Leased Retail Space - Optional		0	1500	1500
Total Net SF		54,125	95,147	97,960
Building Circulation	20%		19,029	19,592
Total Building Area (GSF)			114,177	117,552

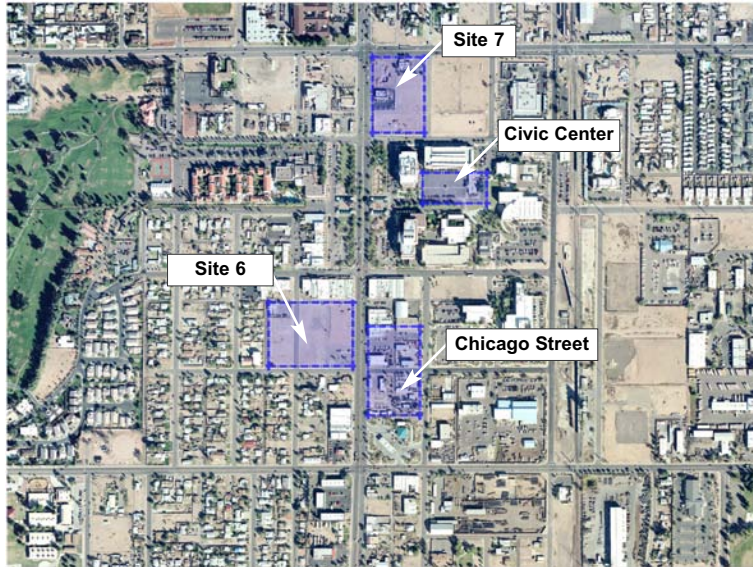
Program Summary

The first phase of the Museum/Cultural Center will require 20,000 square feet of space and a site of sufficient size to accommodate the Museum within a mixed-use complex.

POTENTIAL SITES

Potential sites were suggested by members of City Council, by staff and by members of the various stakeholders. Initial sites analyzed for the City Hall included:

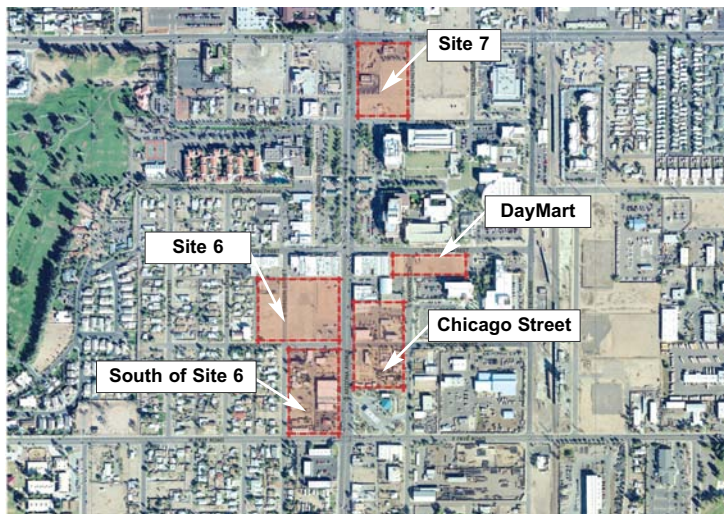
- Site 7 – On the east side of Arizona Avenue between Chandler Boulevard and Buffalo Street.
- Site 6 – The vacant parcel on the west side of Arizona Avenue between Boston Street and Chicago Street.
- Existing Civic Center – Within the existing civic center, utilizing the lawn and current Museum site, plus the Library parking lot.
- Chicago Street – On the east side of Arizona Avenue between Arizona Avenue and Washington Street to the west of the City Police and Courts Facility, and extending both north and south of Chicago Street.



Initial City Hall Sites Under Consideration

Initial sites under consideration for the Museum included:

- Site 7 – On the east side of Arizona Avenue between Chandler Boulevard and Buffalo Street.
- Site 6 – The vacant parcel on the west side of Arizona Avenue between Boston Street and Chicago Street.
- South of Site 6 – The block on the west side of Arizona Avenue between Chicago Street and Frye Road.
- Chicago Street – On the east side of Arizona Avenue between Arizona Avenue and Washington Street to the west of the City Police and Courts Facility, and extending both north and south of Chicago Street.
- DayMart – The DayMart property along Boston Street and the adjoining parking lot to the east.



Initial Museum Sites Under Consideration



INITIAL SITE ANALYSIS

Test-fit master plans were developed for each potential site during a two-day design charrette held at the Boyer Building in late August, 2005. Review sessions were held with staff members two days in a row, plus the first Public Forum was held at which time, each site option was presented and feedback received. These initial test fit master plans, labeled concepts A thru G, are included in Appendix E. Based upon this work and review, the Planning Team narrowed the final choices of sites for the City Hall to the following:

- Site 7
- Chicago Street Site



Final City Hall Sites

The Museum sites were also narrowed to the top three sites as follows:

- Site 7
- Site 6
- Chicago Street Site - North half



Final Museum Sites

DOWNTOWN ASSESSMENT

An assessment of Chandler's downtown area was performed and coordinated with the planning work also being performed by RNL Design for the South Arizona Avenue Entry Corridor Study. RNL's South Arizona Team collaborated with the City Hall Planning Team on portions of the work, and produced a Preliminary Assessment Report for South Arizona Avenue. A summary of this assessment reveals the following recommendations:

- Redevelopment efforts for downtown should focus on downtown housing rather than on expanding the current retail environment.
- Speeds on Arizona Avenue should be reduced by narrowing lane widths, adding a landscaped median, widening sidewalks and adding parallel parking.
- More north-south traffic alternatives must be made available by possibly opening Delaware Street south to Pecos Street, extending Washington Street to Pecos and connecting California Street through the trailer park to Fairview.
- Extend pedestrian walkways through downtown, especially with covered trellises.
- Reduce the number of driveways on Arizona Avenue to improve access to businesses and minimize pedestrian/vehicular conflicts.
- Encourage re-development through re-zoning.



San Marcos Courtyard



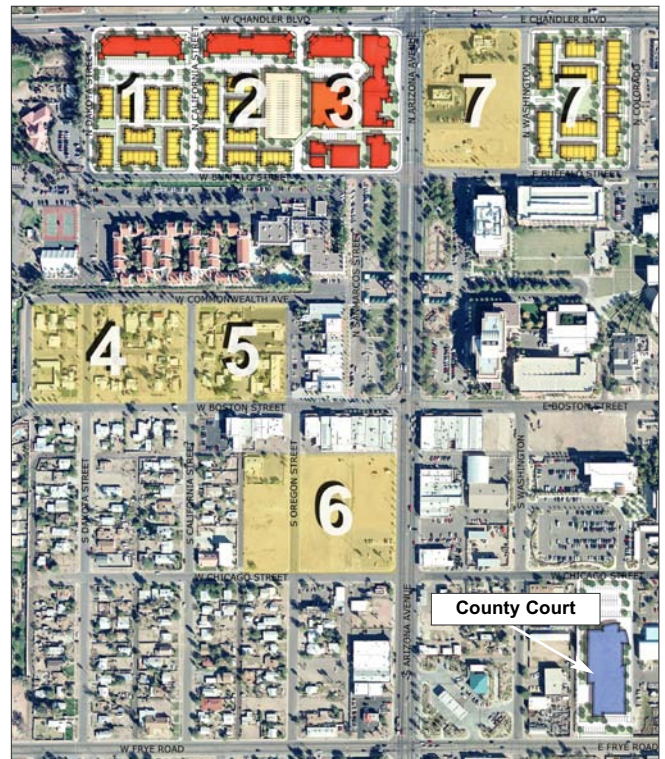
PLANNED DOWNTOWN DEVELOPMENT

Over the past few years the City has made a concerted effort to identify potential sites within the downtown area for re-development, and to work with the development community to re-develop them. Seven primary sites were identified as such, and are designated as Sites 1, 2, 3, 4, 5, 6 and 7.

Recent developments have been announced for many of these sites and are in various stages of the planning and/or construction process. These proposed developments are shown to the right.

Sites 1, 2 and 3 are under a development agreement with Desert Viking for a mixed-use development of office, retail and residential space. The project has been designed. Benton-Robb has a development agreement for Site 7, which includes the site under consideration for the City Hall and Museum, as well as the parcel east of Washington Street. This eastern parcel has been designed as a townhouse development and is currently under construction.

Finally, the County is planning to construct a new County Court Complex immediately west of the City's Chicago Street Operations Yard. The Court Complex has been designed with construction anticipated to start in the near future.



Planned Developments in Chandler

CITY HALL UTILITIES AND ENVIRONMENTAL ANALYSIS

RNL commissioned a separate study, conducted by Stantec Consulting, to assess the capacity of the existing utilities to provide services for the City Hall, as well as preparing a Phase I Environmental Site Assessment of each site. A summary of these reports show that all sites have the required utilities available with sufficient capacity. The Phase I Environmental Assessments revealed one area of concern for Site 7 and two areas of concern for the Chicago Street Site. The Site 7 concern is related to the former Chevron gas station, while the concerns on the Chicago Street site are related to Bob M's Tire Store and the former Goodyear Tire Store (now Muscle Car Garage).

Environmental records show that the leaking underground storage tanks at the former Chevron Gas Station were previously removed, and the file has been closed, although with a deed restriction allowing only non-residential development. However, it is believed that the contaminated soil was never removed, which should be done, although not required by the Arizona Department of Environmental Quality (ADEQ).

The Bob M's site is currently under remediation with a combustion chamber located on site to burn off gas vapors extracted from an underground extraction well. This process will continue for the next six months when it is expected that all vapors will have been burned off. Following this, some paperwork must be completed in order to have ADEQ close the file.

The former Goodyear Tire Store had leaking underground storage tanks but according to ADEQ, the case was resolved and the file closed. However it is believed that the tanks were closed in place and are therefore still in the ground. Before construction commences on this site, the tanks must be removed and any contaminated soil removed.

None of these environmental issues are considered significant and will have only minimal impact to any construction project.



CITY HALL COST ANALYSIS

Estimated costs were developed for the following items on both sites, and analysis conducted based upon these costs:

- Site Acquisition Costs, which include both the cost to acquire the site and the cost to relocate existing businesses, if required.
- Site Development Costs, which include environmental remediation and/or clean-up, and demolition of existing facilities.
- Project/Construction Costs, which include the cost of hard building and site construction, upgrading or relocation of existing utilities, project soft costs, and an Owner's contingency.

Because Benton-Robb has a current Development Agreement for Site 7, and because there are therefore several different ways of developing a City Hall on Site 7, there are two options which were analyzed for Site 7, which are referred to as 7A and 7B. Option 7A is for developing the City Hall as part of the proposed mixed-use development as suggested by Benton Robb, while Option 7B is for a City-owned and developed City Hall on the southern half of the site. Note that for purposes of this analysis, the various financing options have been taken out of the analysis as either option can be financed in several ways, including the lease-purchase option. Estimated costs for the options are:

Site Acquisition Costs (Estimated)

- Site 7A \$2,790,000 (\$1,218,000 per acre)
- Site 7B \$2,690,000 (\$1,228,000 per acre)
- Chicago Street \$4,730,000 (\$1,126,000 per acre)

Site Development Costs (Estimated)

- Site 7A \$141,720
- Site 7B \$26,460
- Chicago Street \$660,580

Project/Construction Costs (Estimated)

- Site 7A \$52,786,934
- Site 7B \$46,295,258
- Chicago Street \$46,083,573



CITY HALL SITE ANALYSIS & RECOMMENDATION

Site Master Plans were developed for each site indicating how the program requirements can be accommodated on each. For the City Hall, two different options were developed for each site.



- A mixed use development**
restaurants / retail with
residential above
- B residential**
high density
- C city hall**
5 stories
- D surface parking**
service / deliveries
- E structured parking**
ramp to underground

Site 7 - Option A - Mixed-Use Development



- A mixed use development**
restaurants / retail with
residential above
- B residential**
high density
- C city hall**
5 stories
- D surface parking**
service / deliveries
- E structured parking**
above ground
- F Guedo's**
restaurant
parking

Site 7 - Option B - City owned City Hall



- A mixed use**
existing and new
- B city hall**
4 stories
- C surface parking**
- D structured parking**
above ground
- E alternate structured parking**
not included in proposed land
- F green space**
plaza
- G future city space**

Chicago Street - Option A



- A mixed use**
existing and new
- B city hall**
4 stories
- C council chambers**
- D surface parking**
- E structured parking**
above ground
- F green space**
fountain

Chicago Street - Option B



The two final sites (Site 7 and Chicago Street Site) were then analyzed based upon a set of 11 criteria, of which the costs previously shown, were included as criteria. Site Criteria includes the following:

- Site Size
- Civic Identity/Visual Impact to Downtown
- Site Acquisition Costs
- Development Costs
- Highest & Best Use
- Traffic Access
- Proximity to Other City Facilities
- Supports Downtown Redevelopment
- Ease of Acquisition
- Project/Construction Costs
- Expansion Capabilities

Each criteria was weighted (on a scale of 1 to 4) according to its perceived level of significance, and then both sites were evaluated on a scale of 1 to 5 for each criteria. For each criteria, the score was multiplied by the criteria's weighting and then the scores added for the total site score.

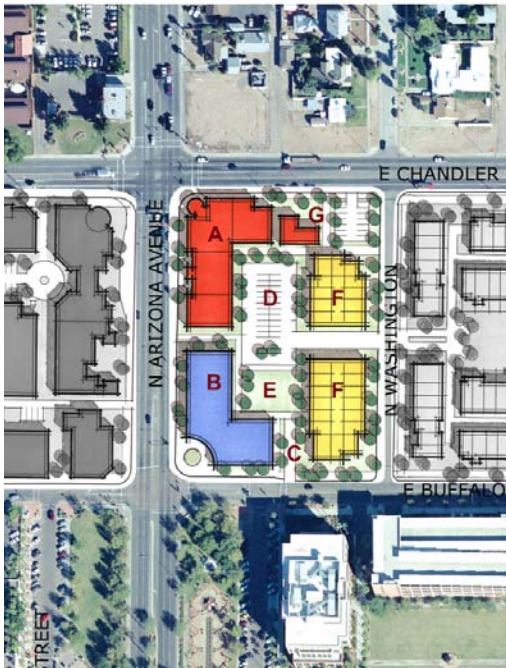
CITY HALL SITE MATRIX

Item Criteria	Weight	Site 7		Chicago Street	
		Ranking	Score	Ranking	Score
1 Site Size	4	3	12	5	20
2 Proximity to Other City Facilities	3	4	12	4	12
3 Civic Identity / Visual Impact to Downtown	4	5	20	5	20
4 Supports Downtown Re-development	4	4	16	5	20
5 Site Acquisition Costs	3	4	12	3	9
6 Ease of Acquisition	2	4	8	2	4
7 Development Costs	2	4	8	2	4
8 Project / Construction Costs	3	3	9	4	12
9 Highest & Best Use	4	3	12	4	16
10 Expansion Capabilities	3	2	6	5	15
11 Traffic Access	3	3	9	5	15
TOTAL SCORE	35		124		147

Based upon the analysis and evaluation, the Chicago Street site is recommended as the best site for the proposed City Hall.

MUSEUM SITE ANALYSIS & RECOMMENDATION

Site Master Plans were developed for each Museum site indicating how the program requirements can be accommodated on each. For the Museum, one different option was developed for each of the three sites.



Site 7

- A mixed use development**
restaurants
retail
- B museum**
one story
- C structured parking**
ramp to underground
- D surface parking**
service / deliveries
- E green space**
landscaping
- F residential**
high density
- G Guedo's**
restaurant
parking



Chicago Street

- A museum**
one story
- B green space**
landscaping
entry
- C surface parking**
- D future expansion**
museum / cultural center



Site 6

- A mixed use museum development**
museum
restaurants
retail
- B residential**
high density
- C structured parking**
- D residential**
above parking
high density
multi-story
- E green space**
courtyard
landscaping
walkways
- F future expansion**
museum / cultural center



The three final sites (Site 7, Site 6 and Chicago Street Site) were then analyzed based upon a set of ten criteria. Site Criteria includes the following:

- Site Size
- Expansion Capability / Ability to Create Cultural Complex
- Proximity to Historic Downtown
- Visibility / Adjacency to Arizona Avenue
- Supports Downtown Redevelopment
- Site Acquisition Costs
- Ease of Acquisition
- Development Costs
- Highest & Best Use
- Traffic Access

Each criteria was weighted (on a scale of 1 to 4) according to its perceived level of significance, and then both sites were evaluated on a scale of 1 to 5 for each criteria. For each criteria, the score was multiplied by the criteria's weighting and then the scores added for the total site score.

MUSEUM SITE MATRIX

Item Criteria	Weight	Site 7		Site 6		Chicago Street	
		Ranking	Score	Ranking	Score	Ranking	Score
1 Site Size	4	5	20	5	20	3	12
2 Expansion / Ability to Create Cultural Complex	4	3	12	5	20	5	20
3 Proximity to Historic Downtown Square	3	5	15	4	12	3	9
4 Visibility / Adjacency to Arizona Avenue	4	5	20	5	20	5	20
5 Supports Downtown Re-development	4	4	16	5	20	3	12
6 Site Acquisition Costs	3	4	12	5	15	3	9
7 Ease of Acquisition	2	4	8	5	10	4	8
8 Development Costs	2	4	8	5	10	3	6
9 Highest & Best Use	4	5	20	5	20	5	20
10 Traffic Access	3	3	9	5	15	5	15
TOTAL SCORE	33		140		162		131

Based upon the analysis and evaluation, Site 6 is recommended as the best site for the proposed Museum.



ACKNOWLEDGEMENTS

The RNL Planning Team wishes to thank Mayor Boyd Dunn, the members of City Council, Mark Pentz, City Manager and the entire Chandler City staff for their enthusiastic support and input into the preparation of this document. Special thanks go to Marian Stanley, Assistant to the City Manager, for her inspired leadership in leading the effort. A complete list of Council members, senior staff and department directors that participated in the process is listed below, although a special thanks goes to the many members of their staffs for their valuable contributions as well:

Boyd Dunn	Mayor	
Phillip Westbrooks	Vice Mayor	
Bob Caccamo	Councilmember	
Lowell Huggins	Councilmember	
Matt Orlando	Councilmember	
Martin Sepulveda	Councilmember	
Donna Wallace	Councilmember	
Mark Pentz	City Manager	
Rich Dlugas	Assistant City Manager	- Planning Team
Pat McDermott	Assistant City Manager	
Marian Stanley	Assistant to the City Manager	- Planning Team
Doug Ballard	Planning & Development Director	-Planning Team
Brian Bossardt	Assistant to the Mayor & Council / Neighborhoods	
Marla Paddock	City Clerk	
Nachie Marquez	Communications & Public Affairs	
Mark Eynatten	Community Services	
Mike House	City Attorney	
Pat Walker	Management Services	
Bryan Patterson	Public Works	
Joshua Plumb	Contract Administration	- Planning Team
Melanie Sela-Friedrichs	Management Intern	- Planning Team

Stakeholder Planning Team Members

Becky Jackson	Chamber of Commerce	- Planning Team
Ernie Serrano	DCCP	- Planning Team
Jim Patterson	Historical Society	- Planning Team
Noel Stowe	Museums Advisory Board	- Planning Team

The RNL Planning Team

The Planning team included the following members of RNL Design:

Dick Shiffer	Project Principal / Manager
Larry Allen	Senior Planner
AnneMarie Dienstbach	Senior Programmer
Tara Lingle	Programmer
Chris Ledwith	Planner
Pat Dawe	Urban Designer



VISION & GOALS

INTRODUCTION

RNL Design commenced work on the City Hall Study by first interviewing each of the seven City Councilmembers and the City Manager to discuss their vision for the new City Hall and for downtown Chandler. During these interviews each was asked to generally discuss the following questions:

What is your vision for downtown?

What challenges does downtown face?

What is your vision for the new City Hall?

What should be included in the new City Hall?

Where should the new City Hall be located?

What kind of exterior activities should accompany the new City Hall?

What kind of architectural image or feel should the new City Hall have?

With these questions as a general guideline, each Councilmember and the City Manager discussed their opinions and thoughts about Chandler, its downtown area, and specifically what City Hall could, or should, be. Similar meetings were also held with several designated stakeholders as well. The following is a summary of the Council's vision for the new City Hall:

COUNCIL VISION

Downtown / Impact of City Hall on Downtown

The general consensus of the Council is that the Downtown area needs to be improved, and must expand further to the south which could also improve some of the areas along South Arizona Avenue. With the new Santan Freeway open, more traffic will be entering downtown by coming up from the south, rather than traversing eastward across Chandler Boulevard. The City needs to improve the entry from South Arizona Avenue, as well as make Downtown more attractive to visitors. Improving street frontages along South Arizona Avenue, as well as developing the designated redevelopment parcels, are also important goals to a majority of the City Council.

A minority opinion held that the City should reinforce Downtown by strengthening the northern intersection of Chandler Boulevard and Arizona Avenue along with the San Marcos Hotel and Old Town Square. Everyone agreed that civic activities are good for Downtown and that more activities are needed. The Jazz Festival, Cinco de Mayo and the Mariachi Festival are viewed as positive contributors to Downtown.



Historic Downtown Chandler



Challenges to Face

All Councilmembers agreed that the biggest challenge facing Chandler is regarding the residential areas to the east and the west of South Arizona Avenue, south of Frye Street. It is generally felt that a new City Hall will have a very positive effect on Downtown and that with some strategic redevelopment, much of South Arizona Avenue can be dramatically improved. However, moving residents out of their homes so that the area can be redeveloped is not an option; rather the Councilmembers would like to see these areas improved over time.

Site Location

The vast majority of Councilmembers believe that the new City Hall should be located in the downtown area. It is generally felt that the site should be within the area bounded by Chandler Boulevard on the north, Frye Road on the south, and within a few blocks of Arizona Avenue.

Generally, most Councilmembers view this project as an opportunity to encourage much needed redevelopment in the downtown area, although there is some difference of opinion regarding whether the site should be selected specifically to help redevelopment efforts, or whether the site should be chosen on its own merits with redevelopment being the positive by-product.

In general, specific sites that were suggested included the following areas:

- Site 7 - The SE corner of Arizona Avenue and Chandler Boulevard and extending south to Buffalo Street.
- Site 6 – The undeveloped parcel west of Arizona Avenue, between Boston Street (south of the historic shops) and Chicago Street.
- Chicago Street Site - West of the City Police and Courts Facility between Arizona Avenue and Washington Street, and from Boston Street to Frye Road.
- Existing Civic Center - Somewhere within the open space south of the parking garage.

Museum Vision

The Museum could be a stand-alone facility or be part of the City Hall. However, there was a desire expressed to allow the Museum to expand to include a satellite Heard Museum and possibly Eddie Basha's Western Art collection sometime in the future.

Activities

All Councilmembers believe that the City Hall should be more than just a building and must have activity occurring at and around the City Hall. The various festivals that occur downtown are viewed as positive contributors. In fact, more activities are needed to encourage more people to come Downtown. The most vivid vision for City Hall was expressed by means of the type of exterior activities that should occur there. These include: 1) Open space to hold exterior events and provide places for people to sit and enjoy the area, 2) Plazas with fountains that people can interact with, and 3) Interactive artwork.

Architectural Image

All Councilmembers expect this building to be a multi-level facility, and one that is a "spectacular" building that "fits in the area". The building should be a mixture of "respect history" and "progressive city".



STAKEHOLDER'S VISION

Following the Visioning Meetings conducted with the City Councilmembers and City Manager, the Planning Team conducted separate meetings with each of the identified stakeholders, including:

- Downtown Merchants
- Museums Advisory Board
- Historical Society
- Downtown Chandler Community Partnership

These meetings took place in September and October of 2005 and focused on the stakeholders' desires and vision for downtown. Individually, the vision of each group is summarized below:

DOWNTOWN MERCHANTS STAKEHOLDER MEETING

The first stakeholder meeting was held with the Downtown Merchant's Association on September 8, 2005.

General discussion and key points included:

Downtown Recommendations

- The group's perception of downtown includes the following:
 - Perception of low safety in downtown
 - Downtown has parking issues
 - Need to keep downtown pedestrian oriented
 - Downtown needs open spaces
 - Chandler needs an expanded art program
- Art festivals, typically held on the west side of Arizona Avenue, are generally very successful.
- Arizona Avenue is a barrier. There are too many lanes of traffic, and the speed may be too high. Arizona Avenue is not a pedestrian friendly street. Some consideration should be given to slowing the traffic down similar to what has been done in Tempe and/or in Mesa, where a traffic lane was taken out, on-street parking added and the speed slowed down.
- The City Hall should be located on the east side of Arizona Avenue.
- The west side of Arizona Avenue has charm, is pedestrian oriented, and has character. The west side has specialty shops, walkways, canopies and a great feel.
- The east side of Arizona Avenue has offices and government buildings with most activity ending at 5:00 pm, although the Greek Festival and various concerts and other activities are also held at the Library / civic green.



- Retail on the east side must be enhanced to attract more traffic on the east side of Arizona Avenue.
- The sidewalks on the east side are too narrow, especially in places like in front of Serrano's.
- One goal of the Merchants is to get the people working in the east side offices to cross the street to come to the west side restaurants and retail shops.
- Do not remove any parking on Arizona Avenue. It acts as a good buffer between the narrow sidewalks and the heavy traffic.

City Hall / Museum Site Recommendations

- There was unanimity that City Hall should not be located on Site 6 because Site 6 is one of the City's primary development sites.
- City Hall should be located on the east side of Arizona Avenue.
- Several individuals voiced support for both Site 7 and for Chicago Street.
- Site 6 would be ideal for a mixed-use development with great outdoor spaces, activities, art festivals, etc.
- Site 6 would be a good location for the Museum, which could be integrated into a mixed use development there. A museum attracts people for cultural events. This would work well with restaurants and other retail.
- The Museum should not be incorporated with Eddie Basha's Art Collection or with a satellite Heard Museum into one larger museum. Sante Fe is a great example of how museums are better when there are multiple smaller museums sprinkled thru downtown. People will walk from one to the next and have to walk past multiple retail establishments.
- The Museum could be constructed on the DayMart site, and be developed by keeping the historic DayMart façade.
- The Museum must be out of the Civic Center. It needs visibility. It would be a mistake to have it within the existing Civic Center.
- A Museum works well with some first floor retail in it.
- Possibly a Children's Museum should be developed and added downtown as well.

City Hall Architectural Image

- The City Hall should be an architectural marvel.
- It should be a "stunning" piece of architecture.



MUSEUM ADVISORY BOARD

The Planning Team met with the Museums Advisory Board on September 14, 2005.

Key discussion points and comments included the following:

Downtown Recommendations

- Traffic and circulation are big issues, as Arizona Avenue is not pedestrian friendly and acts as a barrier between the east and west sides of the street.
- Some people are afraid to walk around downtown.
- People need a reason to come downtown.
- Downtown should be a destination.
- Downtown needs wider sidewalks.
- Consider an atmosphere that could include outdoor dining at places in downtown.
- Need to help define the 21st Century Downtown, including residential, retail, traffic, pedestrian movement, etc.
- The six-lane Arizona Avenue running right thru the middle of town hurts the fabric of downtown.
- Pedestrian circulation is not good in Chandler. Parking is not addressed well either.

City Hall / Museum Site Recommendations

- Site 6 could work for both the Museum and the City Hall in separate buildings.
- Site 6 would be a good location for the Museum, as long as it is part of a nice mixed-use development with restaurants, specialty retail shops and lots of activity.
- The Museum should "flow" into the historic fabric of downtown.

Museum Program Recommendations

- The Museum could actually be spread out into other parts of the community, by building satellite museums, but the core of the Museum should be downtown.
- The Museum needs to attract the adult population. Adjacent uses need to include places to buy a cup of coffee, a donut or fudge.
- Attracting children to the Museum will not be a problem, because the schools will bus kids to the Museum by the busloads. The site will need to have grassy areas for the kids to play and/or to eat a snack lunch.



HISTORICAL SOCIETY

The Stakeholder's meeting with the Historical Society was held on September 14, 2005.

Discussion centered largely on the program elements and requirements for the new Museum including the following:

Museum Program Recommendations

- Visibility for the Museum is extremely important.
- The Museum is currently open on limited hours but the new Museum should have hours more consistent with other businesses in the area with evening events.
- An amphitheater would be a good feature. School kids could eat their picnic lunches there.
- The Museum needs to have a relaxed atmosphere.
- A coffee shop and other specialty shops and restaurants should be adjacent neighbors of the Museum.
- The Museum should have a courtyard, which may be good for weddings.
- There should be tables outside of the Museum for people to sit and eat at.
- The Museum should be more of a Cultural Center.
- The Museum needs meeting rooms.
- Children should be able to play outside of the Museum – provide some grassy areas.
- Make the Museum extend to the outdoors and be a “Living Museum” – not just inside the building with everything behind glass.
- Having Eddie Basha's Art Collection and a satellite Heard Museum as part of a Cultural Center would be a wonderful draw, along with grassy areas, and amphitheater and evening programs.



DOWNTOWN CHANDLER COMMUNITY PARTNERSHIP (DCCP)

The stakeholders' meeting was held with the DCCP on October 5, 2005.

The DCCP's comments included:

Downtown Recommendations

- Downtown Chandler should be a showpiece / a gateway.
- Downtown needs to become more pedestrian, where people can walk from residential to recreation, dining and entertainment areas.
- Downtown needs to become safer and host a variety of activities. There needs to be places for people to meet and gather.
- Chandler needs to identify the downtown area – maybe a “Welcome to Downtown” sign over Arizona Avenue.
- Chandler needs a signature piece of architecture in the downtown area.
- Downtown needs developments on Sites 1 – 6.
- Chandler needs an “identity corridor” along Arizona Avenue.
- Downtown needs excitement with colors, banners, flags, planters, etc.
- The A.J. Chandler Park and the shops around it should be showcased more.
- The park is great but no one sees the shops behind the park. Visibility is a problem for the shops behind A.J. Chandler Park.
- Downtown should be a destination point.
- The City needs to clean up South Arizona Avenue and use this as an opportunity to remove some of the under-developed areas.
- Downtown should have art galleries, boutiques, antique shops, etc.
- The traffic thru the downtown area needs to be slowed down.
- Very few shopping patrons use the parking structures because they are on the east side of Arizona Avenue.
- Arizona Avenue could be “narrowed” by taking out every fifth parking space and replacing it with landscaping.
- Drive-in / fast food restaurants are not appropriate for the Historic Square and should be located elsewhere.
- Installing signage over Arizona Avenue, or some kind of features at the corners of the streets will tend to slow down the traffic, and tie the east to the west more.
- Traffic should be slowed down without reducing the volume. New residential downtown will slow down traffic too.



- Street parking creates activity.
- Putting “table intersections”, (raised speed bumps at intersections) will slow the traffic.
- Downtown speed limits can be reduced, and then let other people find their own way around Arizona Avenue if they don't want to go slowly.
- The City should enforce the 2-hour parking limit.
- Downtown needs canopies, misters, music, trees and landscaping, fountains, flowers, banners and narrower streets.

City Hall / Museum Site Recommendations

- Locating City Hall on Site 7 may pull traffic “up” Arizona Avenue from the freeway, which could be good for the merchants. This could expose visitors to the shops and restaurants of historic downtown.
- Consider locating the City Hall on the Chicago Street site, and then “connect” it to Site 6 visually with a civic green, museum, courtyards, outdoor festivals, etc.
- Keep City Hall on the east side of the street. Merchants are not City Hall patrons, so there may be little relationship between the merchants and the City Hall.
- City Hall can give great exposure to downtown.
- Locating the new City Hall on the existing civic center campus will not give exposure to Arizona Avenue.
- Keep Site 6 for retail or cultural. Museum would also work well on Site 6.
- Site 6 would be a good location for the Museum, as long as it is part of a nice mixed-use development with restaurants, specialty retail shops and lots of activity.
- The DayMart property could be a good location for the Museum, and will add an important “draw” for downtown.

Relocation of Existing Businesses

- Unfortunately, progress dictates that some businesses may have to move and that's OK as long as the buildings are not historic.
- Communications is critical. Keep everyone in the loop.



PROJECT GOALS

Following the Councilmember visioning meetings and the meetings with all the Stakeholders, the Planning Team developed a list of stated goals to guide the overall development of the project. Through the City Hall study/site selection process and the subsequent design and construction of the City Hall and Museum, as well as other planned developments in the downtown area, the City should achieve the following:

1. Improve the perception of downtown as safer and more pedestrian-oriented.
2. Improve downtown traffic circulation.
3. Improve east-west pedestrian access across Arizona Avenue.
4. Improve parking in downtown.
5. Expand downtown to the south through re-development.
6. Reinforce downtown by strengthening the intersection at Chandler Boulevard and Arizona Avenue.
7. Use City Hall to encourage re-development.
8. Make downtown a destination.
9. Create a new City Hall with space for exterior activities...open space, fountains, plazas.
10. Site a Museum/Historical Cultural Center that has a high visibility and attracts people.
11. Make City Hall a signature piece of architecture that will impact downtown.

These goals were used to guide the Planning Team throughout the course of the City Hall study.



PROGRAM SUMMARY

INTRODUCTION AND METHODOLOGY

RNL Design commenced the programming work in July, 2005 conducting programming interviews with each of the key City departmental staff to discuss and collect the required information necessary to understand the existing and future space needs of City staff. The information gathered from these interview meetings was studied and documented, and was used to form the basis for making long-term space needs decisions.

EXISTING CIVIC CENTER

The City currently has, or uses, ten facilities in the downtown area that form the Civic Center. The existing Civic Center is located just east of Historic Downtown Chandler. These facilities include the following:

- Chandler Office Center (Boyer Building) - Privately Owned (portion leased to City)
- Boyer Parking Garage - Privately Owned (portion leased to City)
- Chandler Corporate Plaza - Privately Owned (portion leased to City)
- Corporate Plaza Parking Garage - Privately Owned (portion used by City)
- Municipal Library
- Chandler Historic Museum
- Public Works / Planning & Development
- Information Technology
- Community Services Building
- Senior Center

In addition, the following civic facilities are located one block south of the Civic Center:

- Police Headquarters / Fire Administration
- Municipal Court
- Chicago Street Operations Yard



Existing Civic Facilities



CITY HALL SPACE NEEDS

The Program Summary shows that the City is currently utilizing 54,125 net square feet of space to accommodate the departments and divisions included in the study, with approximately 40,000 net square feet of this space being leased space. The Program Summary also shows that a new City Hall will require 117,552 gross square feet of space to be constructed to accommodate the long-term needs of all departments over the next 20 years. Square footage by departments are shown below:

CITY HALL PROGRAM SUMMARY		Existing	Planned - 2010	Planned - 2025
Space / Description		Area (SF)	Area (SF)	Area (SF)
Mayor & City Council		3,020	4,022	4,112
Council Chamber		3,298	5,225	5,225
City Manager		2,915	3,493	4,018
Neighborhood Programs		177	2,743	3,090
City Clerk		1,925	3,237	3,326
City Attorney		3,272	5,060	5,704
CAPA - Admin Services		1,857	3,677	3,677
CAPA - Public Affairs		1,915	2,670	2,670
CAPA - Video		3,465	5,542	5,662
Community Services		6,359	6,628	6,628
Economic Development		1,122	3,300	3,300
Human Resources		3,440	5,072	5,184
Mgmt Svcs - Accounting		2,470	3,377	3,601
Mgmt Svcs - Administration / Internal Audit		2,351	2,765	3,045
Mgmt Svcs - Budget		798	1,028	1,341
Mgmt Svcs - Environmental Services		1,542	1,313	1,313
Mgmt Svcs - Purchasing		2,195	2,863	2,863
Mgmt Svcs - Risk Management		1,734	2,187	2,187
Mgmt Svcs - Tax & Utility Services		4,445	7,501	7,680
Real Estate		3,606	2,453	2,341
Building Common		2,219	19,494	19,494
Leased Retail Space - Optional		0	1500	1500
Total Net SF		54,125	95,147	97,960
Building Circulation	20%		19,029	19,592
Total Building Area (GSF)			114,177	117,552

MUSEUM SPACE NEEDS

Detailed programming for New Museum was not performed by the RNL Team, although space needs for the initial phase of the Museum were estimated at 20,000 square feet based upon the available funds for the project.



SITE REQUIREMENTS – CITY HALL

In addition to identifying the space needs for the new City Hall and Museum, the Planning Team also developed a program of site requirements based upon the desired exterior elements for the project. Exterior site elements required for the City Hall include the following:

- City Hall to accommodate a minimum of 40,000 to 45,000 square feet at ground level
- Parking Structure to accommodate 450 to 500 cars, with approximately 35,000 to 40,000 square foot footprint. (100 cars +/- per level).
- Civic Plaza of approximately 5,000 square feet
- Open Green Space of approximately 10,000 square feet for small outdoor gatherings.
- Visitor Parking with a minimum of 50 spaces at grade. The remaining visitor spaces can be located within the parking garage.

To accommodate these functions, and provide necessary space for building set-backs, service & delivery functions, landscaping and site circulation, will require a site of approximately 3.0 to 4.0 acres, as shown below:

City Hall Footprint	40,000 SF	-	45,000 SF
Parking Structure Footprint	35,000 SF	-	35,000 SF
Civic Plaza	3,000 SF	-	5,000 SF
Open Green Space	5,000 SF	-	10,000 SF
Visitor Parking	16,200 SF	-	16,200 SF
Sub-total	99,200 SF	-	111,200 SF
Site Circulation @ 35% to 50%	34,720 SF (35%)	-	55,600 SF (50%)
Total Site Area	133,920 SF (3.07 A)	-	166,800 SF (3.83A)

These numbers, as shown above, are simply intended to give a general range of the site area needed for the City Hall. However, it must be recognized that the City Hall complex could be accommodated on a smaller site and still meet the intent of the requirements by being somewhat more creative with the requirements.

For instance, the parking structure could be constructed below grade rather than above grade, which would save over an acre of land, although there could be security concerns with having a relatively open parking structure below the City Hall. Or, the visitor parking could be designated as the ground level of the parking structure, which would save about a half acre. The footprint of the building could also be made smaller although this may create adjacency issues among some of the departments. While not as desired, one can see that the City Hall could be as small as about 2.0 to 2.5 acres and still be generally workable provided that all the site requirements are provided.



SITE REQUIREMENTS – MUSEUM

Site requirements for the Museum are somewhat vague, because as noted elsewhere, the Museum's desire is to have the new Museum developed as part of a mixed-use development, which would require a site of about 3.0 to 5.0 acres. However, the specific Museum requirements are as follows:

- Museum to be constructed as a one or two-story facility, which will require 10,000 to 20,000 square feet at ground level
- Parking for 80 cars, which will require approximately 25,000 square feet of space, unless the parking can be provided as part of a structure for the entire mixed-use development.
- Parking for two buses, with adequate space to maneuver and drop-off passengers.
- Open Green Space of approximately 10,000 square feet for outdoor gatherings and children's play area, including an amphitheater to accommodate about 100 persons.

To accommodate these functions, and provide necessary space for building set-backs, service & delivery functions, landscaping and site circulation, will require a site of approximately 1.5 to 2.0 acres, as shown below:

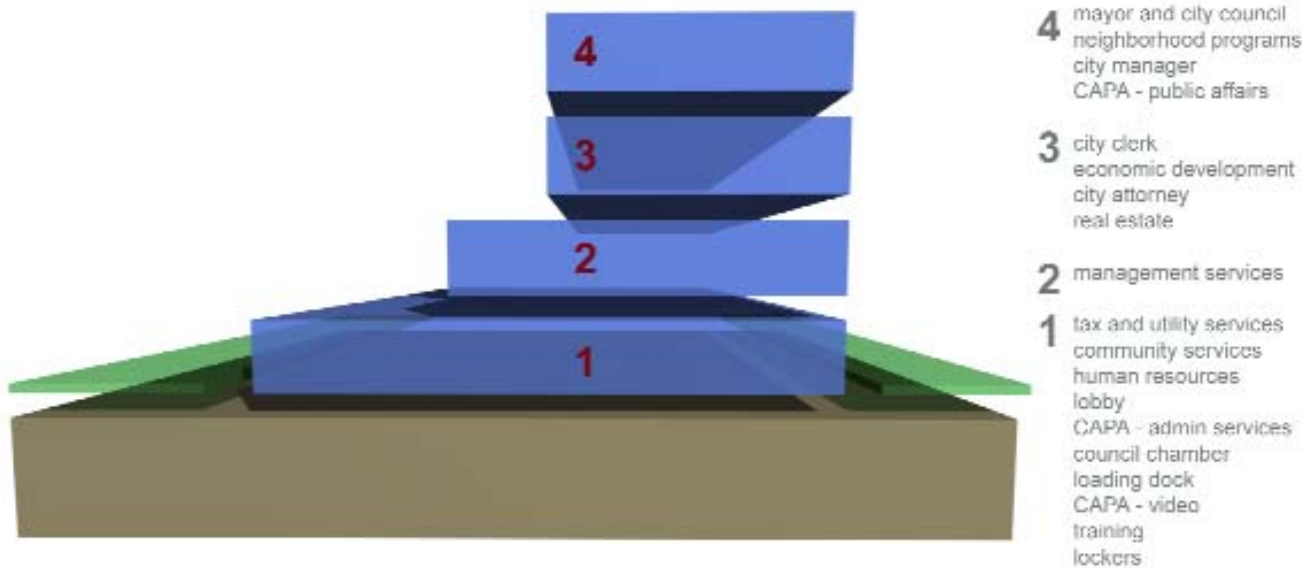
=Museum Footprint	10,000 SF (2-story)	-	20,000 SF (1-story)
Parking – Staff & Visitors	25,920 SF	-	25,920 SF
Parking – Buses	2,160 SF	-	2,160 SF
Open Green Space	10,000 SF	-	10,000 SF
Sub-total	48,080 SF	-	58,080 SF
Site Circulation @ 35% to 50%	16,828 SF (35%)	-	29,040 SF (50%)
Total Site Area	64,908 SF (1.49 A)	-	87,120 SF (2.00A)

These numbers are intended to give a general range of the site area needed for the Museum, but as noted earlier, if the Museum is constructed as part of a mixed-use complex, the parking and open green space could be shared, resulting in the Museum requiring significantly less than the area shown above.

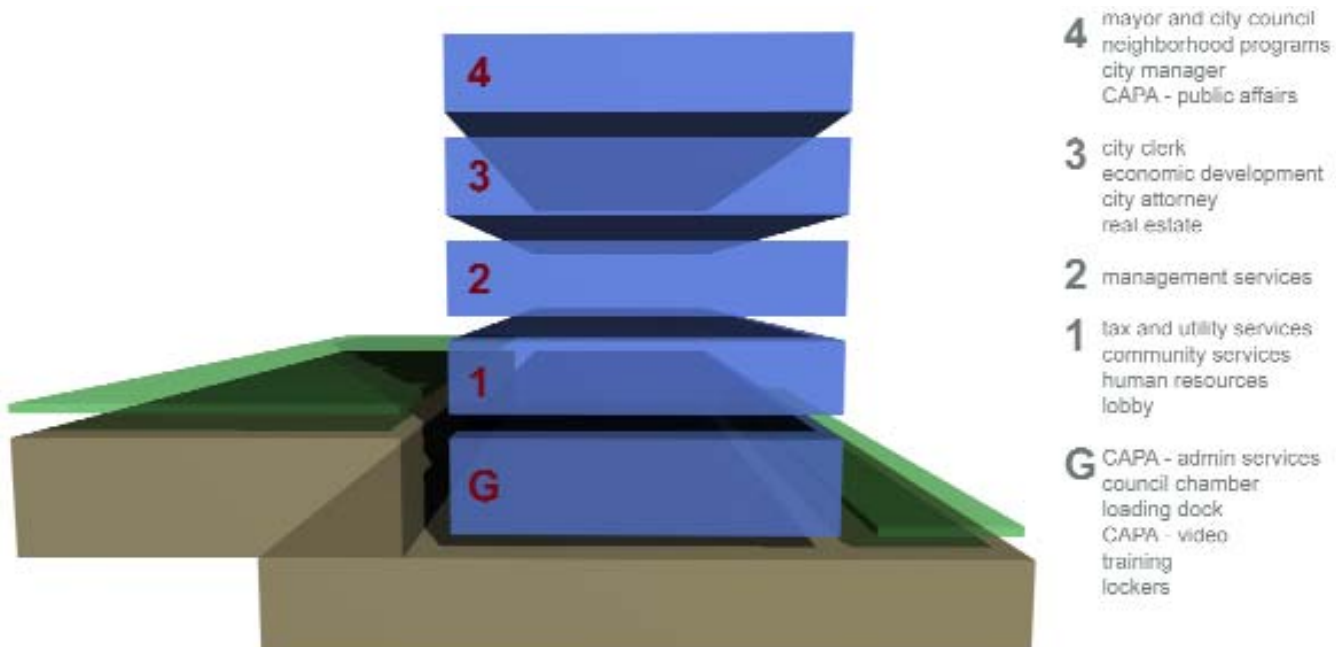


ADJACENCY REQUIREMENTS (STACKING PLANS)

Following the development of the space needs, the Planning Team prepared several alternative stacking plans, which identify the departments to be located on each floor and therefore the amount of square footage required on each floor. In a multi-story facility the goal is to equalize the square footage on each floor, so that the floors stack vertically, or to use varying floor plate sizes creatively in the architecture of the facility. For the City Hall, two stacking plans emerged as favored as shown below.



This first Stacking Plan shows a four story building with a 45,000 square foot first floor, which will accommodate all the departments that require a first floor location.



The second option shows a five-story facility with the first floor from the previous option being divided into two floors with the lower floor being a garden level. By designing the facility with an open lobby with grand stairs leading down to the garden level, both floors can have outstanding public accessibility.



POTENTIAL SITES AND INITIAL ANALYSIS

INTRODUCTION AND METHODOLOGY

Early in the Study, the RNL Team had various meetings with the City Planning Team, City Staff, Councilmembers, the four stakeholders and several developers.

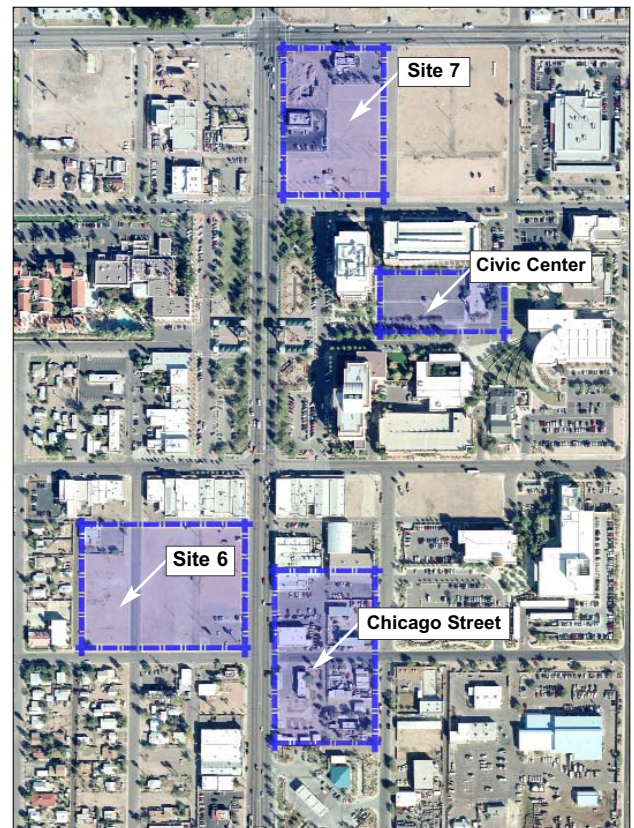
The meetings generally focused on gaining input from each organization regarding their goals and vision for downtown and for the proposed City Hall, as well as discussing opportunities and constraints to downtown. In addition, each group was asked to propose and discuss possible sites for the City Hall and/or the new Museum. From these discussions, the RNL Team developed a list of potential sites to consider.

INITIAL SITES UNDER CONSIDERATION

Initial City Hall Sites Under Consideration

Potential sites proposed for the City Hall included the following:

- **Site 6** – Approximately 5.15 acres of land on the west side of Arizona Avenue immediately south of the Arrow Pharmacy. This land is owned by the City and has been designated as a potential development site. The site is bounded by the historic retail/office buildings on the north, Chicago Street on the south, Arizona Avenue on the east, and the alley between Oregon Street and California Street on the west.
- **Site 7** – A 3.52 site at the southeast corner of Chandler Boulevard and Arizona Avenue. The site is also bounded by Buffalo Street on the south and Washington Street on the east. This site is the western half of the original Site 7, which is being developed by Benton-Robb. Construction has commenced on the eastern half, which is planned as two-story townhouses. Benton-Robb has offered to incorporate the City Hall into their current proposed mixed-use development for Site 7.
- **Existing Civic Center** – This site is approximately 1.75 acres of the open green space in the middle of the existing Civic Center, which includes the grass area south of the Boyer Parking Garage and the land where the current Museum sits, which could be raised to make room for the City Hall. In order to use this site, a parking garage would need to be constructed on the existing Library parking lot as well.
- **Chicago Street** – Approximately 4.20 acres of land between Arizona Avenue and Washington Street west of the Police and Courts Buildings. The site is between Boston Street and Frye Road on both the north and south sides of Chicago Street.



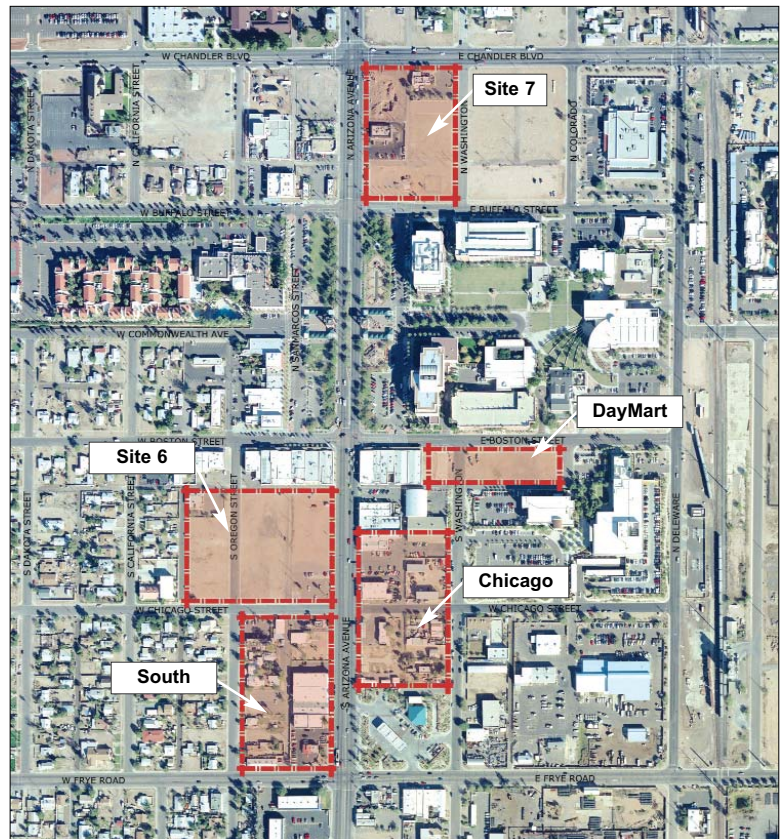
Initial City Hall Sites Under Construction



Initial Museum Sites Under Consideration

Potential sites proposed for the Museum included the following:

- **Site 6** – Approximately 5.15 acres of land on the west side of Arizona Avenue immediately south of the Arrow Pharmacy. This land is owned by the City and has been designated as a potential development site. The site is bounded by the historic retail/office buildings on the north, Chicago Street on the south, Arizona Avenue on the east, and the alley between Oregon Street and California Street on the west.
- **Site 7** – A 3.52 site at the southeast corner of Chandler Boulevard and Arizona Avenue. The site is also bounded by Buffalo Street on the south and Washington Street on the east. This site is the western half of the original Site 7, which is being developed by Benton-Robb. Construction has commenced on the eastern half, which is planned as two-story townhouses. Benton-Robb has offered to incorporate the City Hall or Museum into their current proposed mixed-use development for Site 7.
- **Chicago Street** – Approximately 4.20 acres of land between Arizona Avenue and Washington Street west of the Police and Courts Buildings. The site is between Boston Street and Frye Road on both the north and south sides of Chicago Street.
- **DayMart Property** – The approximate one acre parcel on Boston Street that includes the current DayMart and the vacant land immediately to the east, as well as the vacant land (currently designated for future Fire Administration Building) immediately to the east of Washington Avenue.
- **South of Site 6** – Approximately 4.25 acres of land immediately south of Site 6, bounded by Arizona Avenue on the east, Oregon Street on the west, Chicago Street on the north and Frye Road on the south.



Initial Museum Sites Under Consideration



INITIAL SITE CRITERIA AND EVALUATION

Initial site criteria for evaluating both the City Hall and Museum sites were developed based upon the goals and visions as stated by the City Council. These included the following:

- Make positive impact on downtown.
- Support downtown re-development efforts.
- Have sufficient size for a City Hall of 117,000 square feet, with parking garage, surface visitor parking, and open green space and plazas.
- Provide space for a 20,000 square foot Museum with adequate parking.
- Provide large open green space for large civic gatherings (either at new City Hall or at existing Civic Center)

Initial evaluation of the sites was accomplished during a three-day design charrette conducted by the RNL Team during which time approximately a dozen different test-fit master plans for the sites were developed. Throughout the three-day period, the RNL Team reviewed the master planning work with the City Planning Team, which included representatives from City staff as well as from the DCCP, Downtown Merchants, Museums Advisory Board and Historical Society. Additionally, a public meeting was held on the evening of October 20, 2005 with approximately 25 to 30 citizens in attendance, and additional review and comment was gathered from this group.

In order to evaluate each site, recognition was given to the fact that sites of different sizes could be considered, and could possibly be adequate. For instance, even though it appeared that a three to four acre site would be needed to accommodate all the programmed requirements for the City Hall, by designing a City Hall with a smaller footprint but more floors, and using underground parking instead of an above-ground parking structure could also meet the program, although a smaller footprint will compromise the desired departmental adjacencies. Using this approach the RNL Team developed site master plans A through I and reviewed them with the City Planning Team. These site Master Plan options are included in the Appendix of the report.

Sites Eliminated from Consideration for City Hall

Two major sites were eliminated from consideration for the City Hall based upon the review of the test-fit master plans. These included:

- **Existing Civic Center** – Prior to the design charrette, the design team developed nine different master plan options in an attempt to develop a workable solution for locating the City Hall on the existing civic center site. Based upon the initial work, as well as additional studies at the design charrette, this site was eliminated because:
 - 1) Locating the City Hall at this location eliminates the City's only large open green space which is still used for large civic events,
 - 2) The City Hall would not be very visible from Arizona Avenue,
 - 3) The City Hall at this location would do very little to impact downtown in a positive way to encourage re-development.
 - 4) This location would afford no options for further potential expansion of civic facilities.



- Site 6 – Given that this site is designated as a development site, and that the City desires to get this property under a development agreement, this site was eliminated from consideration for the City Hall, although it continues as a candidate for the Museum. According to the economic market analysis that was developed for the South Arizona Avenue Study, it appears that this site has a much higher and better use as a mixed-use site for commercial, retail and/or residential uses.

Sites Eliminated from Consideration for Museum

The DayMart site and South of Site 6 were both eliminated as potential Museum sites. These sites and the major reasons for their being eliminated include:

- DayMart – With only 12,000 square feet of existing space and just about one-quarter acre of vacant land adjacent to it, this site is too small. The land east of Washington Street is still being considered for a future Fire Administration Building and therefore cannot be used.
- South of Site 6 – The only use considered for this parcel was for the Museum, and/or for a future expansion of the Museum into the Historic Cultural Complex. Upon review, it was determined that the site could be desirable for the future Cultural Center if the Museum is located on Site 6. The City may consider buying this land for the future Historic Cultural Center.

FINAL SITES TO CONSIDER

The following sites were determined to be the best sites for further consideration. As can be seen, there are two final sites under consideration for the City Hall and three final sites under consideration for the Museum.

City Hall

- Site 7** – There are two different options that can be considered for this site. One option is to develop the site as a mixed-use site including the City Hall, retail and residential components, as proposed by Benton Robb. With this option, City Hall would sit on approximately one acre of land and the parking structure would be below-grade. The balance of the site would be developed as mixed-use commercial and residential uses. A second option would be to develop the City Hall and an above-grade parking structure on the southern half of the site (2.19 acres) allowing the developer to still develop the northern half of the block as mixed-use. A third option to have the City use the entire site (3.52 acres) for the City Hall and parking structure was eliminated from consideration because it would take this entire re-development parcel off of the market, which is not advisable when trying to encourage re-development in downtown.
- Chicago Street** – The site, which is 4.20 acres in size, and extends both north and south of Chicago Street, is of sufficient size to permit several different ways to develop it. One option would be to locate the City Hall north of Chicago Street with an above-ground parking structure south of Chicago Street. A second option would be to separate the City Council Chamber and support facilities and construct that on the north side of Chicago Street, and then locate the balance of City Hall and the parking structure on the south side. In addition, given the size of the site, other options can be developed for this site as well.



Site 7



Chicago Street



Museum

- Site 6** – Site 6 is approximately 5.15 acres and is designated as a re-development site, although it is believed that the Museum could fit in with a mixed-use development quite well. The Museums Advisory Board and Historical Society have stated their desire to develop the Museum into a Historical Cultural Center in the future with other museum uses. The most likely option for accommodating the Museum on Site 6 would be to request proposals from developers for incorporating the Museum into a mixed-use development. The Museum would then work with the successful developer to arrive at a suitable layout and plan for ownership of the museum facility. The future Historical Cultural Center could also ultimately develop onto land adjacent to Site 6.
- Site 7** – Since this site is under a development agreement, the Museum could again be a part of a mixed-use development. A second option would be for the City to “buy back” the southern half of the side and develop the Museum on the southwest corner of the site at Arizona Avenue and Buffalo Street. Future contiguous expansions might be difficult though.
- Chicago Street** - If the City Hall is not located on this site, the site could be utilized for the Museum. The concept could be to develop the Cultural Center in this block over time, with the Museum initially occupying the north half of the site and ultimately expand so that the Historical Cultural Center would occupy the entire southern half of the site. However, since this site is not already cleared for re-development, having the Museum be part of a mixed-use development initially would not be likely.





DOWNTOWN ASSESSMENT

INTRODUCTION

As part of this Study, the RNL Planning Team developed an assessment of the downtown area from an urban design standpoint. In addition, a study was also commissioned by the Chandler City Council for South Arizona Avenue and the Downtown area, with recommendations for improvements that could be made to achieve the goals as previously stated in Chapter 2 of this report. The following is a summary of the preliminary recommendations of the South Arizona Avenue / Entry Corridor Study.

The new SanTan Freeway, coupled with new retail centers at all four corners of the exit at South Arizona Avenue, will create outstanding opportunities for renewal and revitalization on the $\frac{3}{4}$ mile length of South Arizona Avenue between the freeway and Downtown Chandler. The purpose of this plan is to describe a strategy and actions for the City of Chandler to capitalize on the new freeway access, creating a new face and front door for Chandler.

Coupled with the new freeway access opportunity, is the relocation of City Hall, now being planned. If located strategically, the new City Hall can be a stimulus to the revitalization of the corridor. The new county court facility, just begun, will bring thousands of people to the corridor. A new historical museum is planned for the area, replacing the smaller one now located in the civic complex with site selection underway as part of this study. Between the City Hall, the Courts and the Museum, the nucleus for an enhanced city/county campus begins to appear, which will stimulate private development.



San Marcos Courtyard

ASSETS

The corridor has a number of assets that bode well for activation of South Arizona Avenue, the downtown and the neighborhoods:

New Shopping Centers at the SanTan Freeway: These will have a positive effect on the Arizona Avenue corridor. Wal-Mart will generate traffic along Arizona Avenue and increase exposure for other retailers on the street. It will also create a more positive image and perception of the area in the minds of many consumers. Wal-Mart is not a competitor with the existing stores on Arizona Avenue.

The Chandler Civic Center and City Hall Relocation: The civic uses of Chandler and the new county courts bring in people and activities during the day; more people and activities are expected when the new courts building opens.

Chandler Park and Walkways: This historic park and the walkway system with its overhead trellises create a positive image in the Downtown. This can be extended through the district to create a positive pedestrian environment.

Competition: Most of the stores along Arizona Avenue, providing services for the local neighborhood, do not compete with the SanTan Freeway retailers. Trade area demographics within a 3 to 5 mile radius represent very high incomes.

Neighborhoods: A mix of residential areas is a key to success of the retail stores on South Arizona Avenue. While the neighborhoods on either side of South Arizona Avenue need improvement, there are a sizeable number of houses on both sides of the Avenue that could be bolstered by addition of other residential units on vacant parcels.



Covered Walkway



Developable Land Parcels: The City has assembled land parcels into several consolidated vacant blocks (Site 6, in the middle of Downtown and Site 7 at the north end of Downtown). There are other vacant and underutilized parcels which may be assembled as development sites.

ISSUES AND OPPORTUNITIES

In order to create an improvement program that is successful in the corridor, several key issues must be addressed. The greatest deterrent to activation of the corridor is the perception of the area as an unattractive low to moderate-income district. To start positive action, there are several conditions that need to be addressed:

Appearance and Perception of South Arizona Avenue: The street is a wide thoroughfare, designed to carry vehicles, but not conducive to retailing's need for slower moving traffic and a friendly, safe pedestrian environment.

Residential Neighborhood Character: Surrounding neighborhoods are predominantly low and moderate income. A number of vacant and underutilized parcels create a negative identity. The problem is not the demographics, but the conditions and vacancies of many residential properties, especially on the east side between South Arizona and Delaware Avenues.

Inadequate Commercial Parcel Size: Commercial parcels are narrow and shallow, not suited to the space needs of retail stores and development of today. The resulting number of access drives in the southern end of the corridor creates traffic friction and hazards on Arizona Avenue from turning vehicles.

Non-Conforming Uses: At the edge of Downtown, industrial and storage uses create a negative image for the residential neighborhood.

Limited Continuity of Streets: The corridor lacks alternative ways to drive north and south for any distance. This limits the appeal and the accessibility of downtown. Washington Street, California Street and Delaware Street are all discontinuous at various points, forcing local traffic to use Arizona Avenue as the north south route, along with the through-traffic.

ECONOMIC POTENTIAL OF CORRIDOR

Elliott D. Pollack and Company was retained by RNL Design as a consultant to prepare a market analysis of downtown Chandler and South Arizona Avenue from Chandler Boulevard south to the new SanTan Freeway. Elliott Pollack also recently conducted market studies on the redevelopment of the downtown areas of several other communities in the metro Phoenix area. A common theme that emerged from all those studies was this: ***the key to downtown redevelopment is the construction of new, dense housing projects rather than encouraging more retail development.*** Retail development by itself does not create retail sales. People create retail sales and people living in the downtown area are a necessity for a successful redevelopment effort. One only needs to look at the successes and failures of downtown redevelopment to arrive at this very simple and basic conclusion. Some examples can illustrate this finding.



- **City of Phoenix:** Phoenix has poured hundreds of million dollars into its downtown over the past two decades for a variety of civic and public improvements that include museums, a baseball stadium, a basketball arena, a large convention center and numerous theaters. With all that, it is still a downtown that largely closes after 6:00 PM. One of the best known specialty retail developers in the country, the Rouse Company, built what was reputed to be the region's best privately financed entertainment complex - the Arizona Center. After years of difficulties, it has largely been turned into an office complex with a few restaurants. Over the past 20 years, the ingredient that has been missing from City plans is a strong residential component. Downtown Phoenix is now poised to make significant strides with the development of the Downtown ASU Campus. This infusion of employees and students should begin to create the critical mass of activity that would generate demand for retail services, which will ultimately support housing development.
- **City of Mesa:** Mesa has also spent millions of dollars in downtown redevelopment in the form of street improvements and building façade reconstruction. They have promoted office and retail development and now have a new performing arts center. The one key ingredient missing from these plans over the past couple of decades has been housing development. Downtown Mesa still continues to languish as a result.
- **City of Tempe:** The shining example of downtown redevelopment in metro Phoenix is Downtown Tempe. The reason it has been successful is the presence of 50,000 students plus ASU faculty and employees that visit the area every day. In the past five years, high density residential has become more of an important factor in the downtown area and a major project is just breaking ground. However, even with this success, there has been significant turnover of retail tenants along Mill Avenue. Vacant retail space can be found in a variety of locations. The lesson from Tempe is that maintaining a viable downtown is a continuing and costly effort due to competition from nearby shopping center developments. The Harkins Theatre in Downtown Tempe was at one time the highest grossing theater in the chain. The construction of the Arizona Mills Harkins radically changed those results.
- **City of Scottsdale:** Downtown Scottsdale is a unique situation because of its historical tourism base that provided support for retail development in the downtown. Even with that support, retail sales in Downtown Scottsdale has had its ups and downs although Scottsdale Fashion Square has provided a primary anchor that continues to be the most successful regional mall in metro Phoenix. A variety of condominium projects have been constructed now in the downtown area and many more are being planned. This infusion of population will continue to maintain the viability of Downtown Scottsdale.

To further emphasize the need for a strong residential component to downtown redevelopment, a discussion paper by the Center on Urban and Metropolitan Policy at the Brookings Institution is summarized herein. This paper entitled "Ten Steps to a Living Downtown" was prepared for the City of Denver which for many years has had a vibrant downtown. The paper comments that Denver's success is a combination of luck and determined action, partially fueled by a growing population and a stock of low cost buildings that could be redeveloped. Three of the ten steps suggested for downtown redevelopment in the paper are directly related to housing including 1) Housing must be downtown's political and business priority; 2) Downtown regulations must be streamlined and support residential growth; and 3) City resources should be devoted to housing.



Based on this experience and research, it is recommended that the primary effort of the City of Chandler in redeveloping its downtown be focused on housing rather than refocusing or expanding the current retail environment.

Housing will provide the support and foundation for changing the character of the retail uses along the Arizona Avenue Corridor and strengthening the existing retail businesses that already exists there. More housing, not more or different retail uses, is the key ingredient that, over the long term, will lead to a healthy downtown retail environment.

REVITALIZATION STRATEGIES

The Corridor's assets represent opportunities for revitalization action, if employed in a coordinated strategy of physical and economic development. A number of key strategies should guide the redevelopment process in the corridor. These are comprehensive and mutually reinforcing. They are the framework for long term and short term actions that are described in the next section.

Introduce More Residential Development

The primary move that must be made is to bring more residential units into the area. Commercial redevelopment of the type that will thrive in the corridor requires more residential units and people, which will accomplish two goals:

- It will attract a population with a higher disposable income to support the retail stores and restaurants in the area.
- It will show that new investment is taking place, and that the area is undergoing a positive turnaround. This will attract both new residents and residential developers into the area.

The market for residential development is strong at this time, especially for two residential product types: The first is an 8-12/acre single-family attached unit type (town houses), and the second is 30-40/acre high density condo ownership units over parking. The higher density should be related to South Arizona Avenue, and the lower density should be oriented to the existing neighborhoods.

A third type, composed of infill single-family homes, can be developed in neighborhoods on either side of South Arizona Avenue as the opportunities permit.

The way to encourage the two primary types of single and multi-family units is to:

- Change the C-3 zone district to a new category that allows higher density residential along Arizona Avenue, in a full block depth to Washington Street.
- Provide sites for higher density residential projects along Arizona Avenue. Residential development will stimulate a change in retail uses along the corridor and support those in Downtown. It will also send a visible signal that new development is taking place in the corridor.



Retail, Restaurants and Commercial Space

Retail commercial, restaurants and in some cases, office uses, should be located close to the new Civic Campus, in support of the Downtown and the Civic uses. Available development sites can be the nucleus of new commercial and residential development, extending the downtown south toward Frye Road. As the Redevelopment Potential Map (Figure 5.1) shows, there are several blocks of the South Arizona corridor that could be redeveloped in coordination with the relocated City Hall. Restaurants and other small-scale retail stores could fill a need along the corridor for both neighborhood services and service to the civic campus.

TRAFFIC AND TRANSPORTATION

Several circulation initiatives are recommended to facilitate traffic and pedestrian movement, create a better business climate, make the area a more attractive shopping destination, and improve the climate for redevelopment.

Redesign South Arizona Avenue:

The recommended design is a four-lane street with a landscaped median, narrower traffic lanes, wider sidewalks and parallel parking within the current right-of-way width. This will make it safer and more pleasant for pedestrians to walk in the area, while still maintaining the ability of the street to carry traffic. Pedestrian crossings will be made easier with sidewalk bulb-outs at intersections. Parallel parking will alternate with wider sidewalks. Where there are wider sidewalks, street trees will be located closer to the center of the street, in line with parallel parking spaces.

Create more north-south alternatives for circulation:

Ease of circulation through and within a district can be a key to revitalizing it. A few relatively simple street connections can make Downtown and the corridor much easier and convenient to travel, while keeping through traffic from overrunning the neighborhoods. These improvements, which would have to be negotiated with the neighbors and adjacent property owners, are:

- Connect Delaware Street directly to Pecos Street and create a gradual transition for the street along the railroad tracks. It will connect to Chandler Boulevard at a traffic signal. It will create a convenient access for access to the City complex and courts without traveling on South Arizona Avenue.
- Extend Washington Street south to Pecos Street, and keep it open through the courts complex. This extension would make access from the neighborhoods to the shopping south of Pecos much easier.
- Connect California Street through the trailer park at Fairview. This will provide an easy north-south route from the neighborhood to Downtown.

Install traffic signals at Fairview Avenue:

This will make it easier for people to access South Arizona Avenue from the neighborhoods. Fairview is midway between Frye and Pecos, so it will fit into the traffic signal progression. It will also make it much easier for people to access South Arizona Avenue from east or west.



Improve access to businesses along South Arizona Avenue:

Reduce the number of driveways from the avenue (access control). This will happen when the size of the development lots fronting on the avenue is increased, reducing the number of businesses and developing residential projects along the avenue.

Pedestrian Walkway System:

The existing pedestrian walkways, especially those with overhead trellises should be extended to create continuous walks through the Downtown and the Civic Campuses. This will help to define a larger walkable district in Downtown, extending south to the South Arizona Avenue corridor. The effect of this will be to extend the pedestrian-friendly zone from Chandler Park south to Frye Road, creating a more interesting, safer and more comfortable way to get around this area and explore its features. These walkway elements exist around Chandler Park; they need only preservation or connections to create a larger network. These will define a district of municipal and commercial blocks that will make the Downtown a more attractive and memorable destination.

Future Rapid Transit:

Bus Rapid Transit (BRT) is planned for the Corridor, specifically on the South Arizona Avenue right-of-way. At the present time, it is planned to come from the north, as far south as Chandler Boulevard. The City should monitor the planning for this service and work to extend it south past the SanTan Freeway, to a park and ride lot south of the freeway. From Chandler, it would connect to the north to the rest of the Phoenix metropolitan area, creating a new level of accessibility for Chandler. The design of the Arizona Avenue right-of-way has not been decided, but current planning should take account of this and plan so that future transit modes including BRT are not precluded from serving Chandler.

Normal bus service is also anticipated for South Arizona Avenue. Planning for this service should take into account the need to keep buses out of the way of other traffic with techniques such as bus pullouts and bus stops. These are not favored by some transit agencies, however, so final design should be coordinated with the bus system operator.

In the future, rail rapid transit could connect Chandler to the initial phases of the new Phoenix Metro LRT system. If light rail accesses Chandler, the most likely alignment would be along the existing rail right-of-way adjacent to Delaware Avenue. The station serving Downtown Chandler should be located where it can best serve the Downtown and the Corridor. Municipal and county facilities, the historic Downtown and Chandler Park and other attractions on South Arizona Avenue ideally should be within a quarter-mile walking radius of any proposed station.



Environmental Analysis

A Phase I Environmental Site Assessment was prepared and an interview / meeting conducted with members of the City's Environmental Management Division, which revealed two areas of potential concern. The two areas of concern are locations of known leaking underground storage tanks (LUST), one at Bob M's Tires at the southeast corner of Arizona Avenue and Chicago Street, and the second at the former Goodyear Tire Store (now Muscle Car Garage) at the northeast corner of Arizona Avenue and Chicago Street.

The underground tanks at Bob M's were removed but the site is still under active remediation. There are several monitoring wells on site, as well as a combustion chamber along the north side of the building which burns off gas vapors that are extracted from underground. When earlier attempts were made to remediate, neighbors complained of the odors, so the combustion chamber was shut down. A taller stack which is intended to minimize the odors, is currently under construction and should be completed by early April. Once the combustion chamber starts up again, the remediation should be completed within about six months. The method is to include three months of air sparging, followed by three months of biosparging. ADEQ will then need to complete their paperwork to close the file.

The second area of concern is at the former Goodyear Tire Store at 191 S. Arizona Avenue. A memo in the ADEQ file, dated July 3, 1996, indicates that the LUST file was closed. However, it is believed that the underground tanks were closed in place, so if this site is selected, additional sampling must be done and then the tanks must be pulled out of the ground.

Summary

The site has all utilities available, and with sufficient capacity. The only area of concern is with the environmental condition at Bob M's and the former Goodyear Tire Store which may require expending some funds to finish cleaning up the remaining contaminated areas, but this issue is not deemed to be a major issue that would severely impact the selection of this site.



CITY HALL COST ANALYSIS

INTRODUCTION AND METHODOLOGY

Introduction

The evaluation of the final two sites must consider cost impacts of acquiring, developing and constructing each site. In addition, the financing of the project can also have a significant impact that must be evaluated. At this point there are several financing options available to the City for the project. The City has been planning to fund the development and construction of the new City Hall through available cash and impact fees.

Meanwhile, Benton Robb, the selected developer on Site 7, has unofficially proposed that the City enter into a design-build lease-purchase agreement for developing the City Hall as part of a mixed use development on Site 7. Comparing costs for the two sites then, with one site having a City-owned building and the second having a developer-owned building with lease-purchase financing, becomes very difficult. While the City has used both financing options very successfully in the past, in order to properly evaluate the final two sites, the financing options must be taken out of the equation, and evaluated separately, since either financing option could be applied to either site, although the lease-purchase is a very significant part of the Site 7 proposal. By so doing, this cost analysis assumes the same level of quality in all cases, resulting in a total cost to the City, excluding financing costs.

Methodology

To evaluate each of the two final City Hall sites, the RNL Planning Team assembled available costing information for the following:

- Site Acquisition Costs
- Development Costs
- Project / Construction Costs

SITE ACQUISITION COSTS

Site Acquisition costs include: 1) the purchase of all the required parcels for the site, and 2) relocating any existing businesses that would be displaced. All costs are preliminary estimates based upon an average land value in the downtown area.

SITE DEVELOPMENT COSTS

Site Development Costs include 1) preliminary estimates for remediating and cleaning up any environmental issues associated with contaminated soil or ground water, and 2) the cost of demolishing existing buildings necessary to prepare the site for construction.

PROJECT/ CONSTRUCTION COSTS

Project / Construction Costs include 1) the hard costs for construction of the building and site work, including the costs of upgrading and/or relocating existing utilities, 2) soft costs, which include design fees, surveys, FF&E (furniture, fixtures and equipment), moving costs, the 1% Public Art Program associated with the Project, and 3) a 10% Owner Contingency.



SITE ACQUISITION COSTS

SITE 7

Location

Site 7 is located at the southeast corner of Arizona Avenue and Chandler Boulevard, bounded by Chandler Boulevard on the north, Washington Street on the east, Buffalo Street on the south and Arizona Avenue on the west.

Existing Development Agreement

The City and Benton-Robb Development Associates, LLP signed an Amended and Restated Development and Disposition Agreement on November 10, 2003, which gives Benton-Robb the exclusive right to develop Site 7 for commercial purposes. This agreement would preclude the City from developing the City Hall on this property unless either 1) Benton Robb is the developer, and develops the City Hall as part of their overall mixed-use development on the property, or 2) Benton Robb agrees to transfer all, or a portion, of the site back to the City, thereby allowing the City to own the land and the facility.

Because there are therefore two different development scenarios for Site 7, it is necessary to view each separately when evaluating land ownership, development and construction costs. For this reason, Site 7 has an Option A and an Option B.



Site 7 – Option A (City Hall developed by Benton-Robb)

Site Size

The site has a total of 3.52 acres within its boundaries. The site currently consists of 19 parcels.

Ownership

The 19 parcels are owned by four different property owners as follows:

Property Owner	Number of Parcels	Size
City of Chandler	10 + alleys	77,490 (1.78A)
Chandler 191, LLC (Benton Robb)	4	27,500 (0.63A)
WES III, LLC. (Guedo's)	3	26,439 (0.61A)
Foodmaker, Inc. (Jack-in-the-Box)	2	21,750 (0.50A)
Totals	19	153,179 (3.52A)



Site Acquisition Costs

Total value of the 3.52 acre site is estimated at \$3.52M based upon an estimated value of approximately \$22.95/SF.

If the City chooses to participate with Benton-Robb and retains the developer to develop a mixed-use City Hall project, a portion of the \$3,520,000 will need to be assigned to the City Hall for comparison purposes. The City Hall would only consume about one-fourth of the land area, although the City Hall would account for about 50% of the gross building area of the development and 80% of the underground parking square footage, or about 65% of the total building/parking square footage. The land value to be assigned to the City Hall project has therefore been estimated at 65% of the total land value or \$2,288,000.

Relocation Costs

With this option both Guedo's and Jack-in-the-Box would have to be re-located, although it is expected that Guedo's would remain within the development. Given that the City previously negotiated a buy-out settlement of \$500,000 to re-locate Jack-in-the-Box approximately 150 feet further to the south, it is believed that the cost to re-locate the restaurant off the site could be higher than the \$500,000 amount originally agreed to, but again would be subject to additional negotiations.

Site 7 – Option B (City Hall owned and developed by City)

Site Size

If the City wishes to own and develop the City Hall itself, it may be possible to amend the agreement with Benton-Robb and re-acquire the land necessary for the project. The site required under this scenario has a total of 2.19 acres within its boundaries, as seen below. The site currently consists of 12 parcels.

Ownership of Site

The 12 parcels are owned by two different property owners as follows:

Property Owner	Number of Parcels	Size
City of Chandler	10 + alleys	73,630 (1.69A)
Foodmaker, Inc. (Jack-in-the-Box)	2	21,750 (0.50A)
Totals	12	95,380 (2.19A)

Site Acquisition Costs

The site that the City would need for this option is 2.19 acres, which is estimated at \$2,190,000 based upon the estimated value of \$22.95/SF.

Amend Development Agreement to Re-Acquire Rights to City Land

In order to develop the City Hall itself, the City will actually have to “buy back” the land it already owns from Benton-Robb since Benton-Robb now has exclusive rights to develop the property, plus purchase the Jack-in-the-Box Restaurant. This amendment would necessitate additional negotiations with Benton-Robb, but is included within the \$2.19M shown above.

Relocation Costs

If the City chooses this option, it would also need to cover relocation costs for Jack-in-the-Box Restaurant. Given that the City previously negotiated a buy-out settlement of \$500,000 to re-locate the restaurant approximately 150 feet further to the south, it is believed that the cost to re-locate the restaurant will be higher than the \$500,000 amount originally agreed to, but again would be subject to additional negotiations.



Site 7 - Option B



CHICAGO STREET SITE

Location

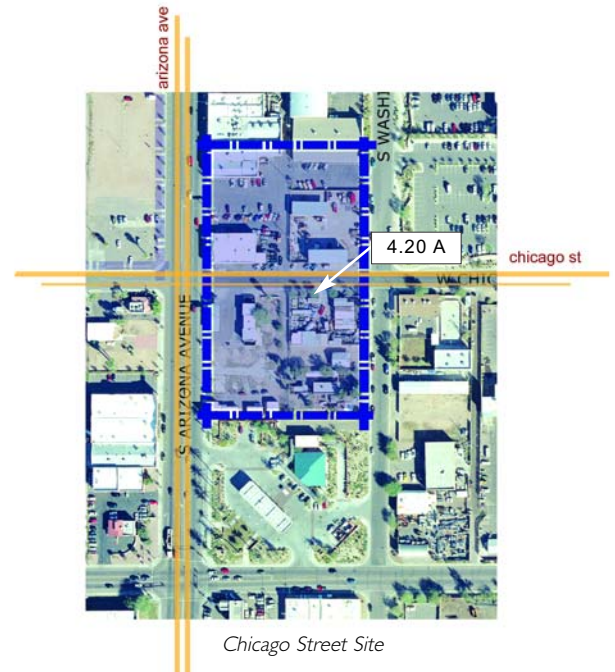
The site is located at Arizona Avenue and Chicago Street, bounded by Arizona Avenue on the west and Washington Street on the east, and spanning both north and south of Chicago Street although it is intended that the street will remain open.

Site Size

The site has a total of 4.20 acres within its boundaries. The site currently consists of 19 parcels.

Ownership

The 19 parcels are owned by 12 different property owners as follows:



Chicago Street Site

Property Owner	Number of Parcels	Size
Serrano Family LP (Storage /Garage)	2	15,000 (0.34A)
JVL, Inc. (Lloyd's Auto)	3	22,500 (0.52A)
JVL, Inc. (Utility/Storage)	3	22,500 (0.52A)
RPC Realty (Muscle Car Garage)	2	15,000 (0.34A)
Maynard Enterprise (Bob M's Tire)	1	10,000 (0.23A)
Patel, Rakesh/Paulomi (Vacant)	1	20,525 (0.47A)
Ordonez, Luis R Valdez (Giros/Residence)	2	7,500 (0.17A)
Rodriguez, George (Warehouse/Storage)	1	7,800 (0.18A)
Martinez, Joe & Gail (Warehouse/Stor)	1	7,800 (0.18A)
City of Chandler (7,418 sf leased to SFR)	1 + street/alleys	39,367 (0.90A)
Hernandez, Seferino (Aztec Wrought Iron)	1	7,500 (0.17A)
Wood Cindy (SFR)	1	7,427 (0.17A)
Caljet Energy, Inc.	1	15 (0.01A)
Totals	19	182,934 (4.20A)

Existing Development Agreement

There are no existing agreements on the property.

Site Acquisition Costs

Total Value of the 4.20 acre site is approximately \$4,200,000 based upon the estimated value of \$22.95/SF.

Relocation Costs

Relocation costs, have been estimated at \$530,000 by the City's Real Estate division.



SUMMARY OF ACQUISITION COSTS

In summarizing the three options, the costs to acquire the sites and re-locate existing businesses are estimated as follows:

Site 7A – City Hall owned and developed by Benton Robb

Acquisition Cost	\$2,290,000	(65% of 3.52 A = 2.29A)
Relocation Cost500,000	+
Total Acquisition Costs	\$2,790,000	(\$1,218,000 per acre)

Site 7B – City Hall owned and developed by City

Acquisition Cost	\$2,190,000	(2.19A)
Amend Development Agreement:	included above	
Relocation Cost:500,000	+
Total Acquisition Costs	\$2,690,000	(\$1,228,000 per acre)

Chicago Street

Acquisition Cost:	\$4,200,000	(4.20A)
Relocation Cost:530,000	
Total Acquisition Costs	\$4,730,000	(\$1,126,000 per acre)

DEVELOPMENT COSTS

SITE 7 – OPTION A

Environmental Remediation / Clean-Up

A contingency of \$100,000 has been estimated to cover the costs of environmental clean-up of Site 7.

Demolition

It is assumed that the existing Guedo's Restaurant would be removed with a new space integrated into the development, necessitating demolition of both Jack-in-the-Box and Guedo's. Total square footage is 4,172, which equates to a cost of \$41,720 at \$10 per square foot.

SITE 7 – OPTION B

Environmental Remediation / Clean-Up

If the City chooses to own and develop the City Hall, the former Chevron site would not be part of the City Hall site and would not come into play. Therefore for purposes of this analysis, no cost is necessary to include.

Demolition

The only cost necessary will be to demolish the Jack-in-the-Box Restaurant, a 2,646 square foot building. At a cost of \$10 per square foot to demolish this facility, constructed in 1979, the estimated demolition cost is approximately \$26,460.

CHICAGO STREET SITE

Environmental Remediation / Clean-Up

A contingency of \$250,000 has been estimated to cover the costs of final remediation and environmental clean-up for the Chicago Street site which includes cleaning up both the Bob M's site and the former Goodyear Tire site.



Demolition

Nine buildings totaling 23,250 square feet would have to be removed to make way for the City Hall. A total of 17,808 square feet was constructed prior to 1976, which would suggest that the buildings may have asbestos or lead based paints in them, which will require more extensive and time-consuming efforts. The cost necessary to demolish the older buildings was therefore assumed to be \$20 per square foot, while \$10 per square foot was estimated for the new buildings. Total demolition cost is therefore estimated at \$410,580.

SUMMARY OF DEVELOPMENT COSTS

In summarizing the three options, the costs to develop the sites, including environmental clean-up and demolition costs are estimated as follows:

Site 7A – City Hall owned and developed by Benton-Robb

Environmental Clean-up Costs:	\$100,000
Demolition Costs:	41,720
Total Costs	\$141,720

Site 7B – City Hall owned and developed by City

Environmental Clean-up Costs:	\$-----0
Demolition Costs:	26,460
Total Costs	\$26,460

Chicago Street

Environmental Clean-up Costs:	\$250,000
Demolition Costs:	410,580
Total Costs	\$660,580

PROJECT AND CONSTRUCTION COSTS

SITE 7 – OPTION A (Mixed Use Development)

Hard Construction (Building and Sitework)

Hard construction costs for the building and site work are estimated at \$40,549,460. This option is significantly more than the other options due to the increased cost for the below-grade parking structure, which is estimated at \$20,000 per space, rather than \$12,000 per space for an above-grade structure. In addition, plazas and landscaping costs are calculated at a higher unit price because the site development will occur over the below-grade parking structure.

Upgrade and/or Relocate Utilities

No upgrading of any utilities should be required, although the water and sewer lines in the alley will need to be abandoned and/or re-routed. An allowance of \$150,000 is estimated to cover the utility costs.

Soft Costs and Contingencies

Soft costs and Owner contingencies are based upon a percentage of total construction costs, and are therefore not a discriminator between the sites.



SITE 7 – OPTION B (City Owned and Developed)

Hard Construction (Building and Sitework)

Hard construction costs for the building and site work are estimated at \$35,259,640.

Upgrade and/or Relocate Utilities

No upgrading of any utilities will be required, although the water and sewer lines in the alley may need to be abandoned. An allowance of \$100,000 has been estimated to cover utility costs.

Soft Costs and Contingencies

Soft costs and Owner contingencies are based upon a percentage of total construction costs, and are therefore not a discriminator between the sites.

CHICAGO STREET SITE

Hard Construction (Building and Sitework)

Hard construction costs for the building and site work are estimated at \$35,086,960. The construction costs are slightly lower than option 7B even though the site area being provided is larger because the Chicago site provides surface visitor parking whereas on Option 7B, visitor parking is in the parking garage.

Upgrade and/or Relocate Utilities

No upgrading of any utilities will be required, although the water and sewer lines in the alley may need to be abandoned. An allowance of \$100,000 has been estimated to cover utility costs.

Soft Costs and Contingencies

Soft costs and Owner contingencies are based upon a percentage of total construction costs, and are therefore not a discriminator between the sites.

SUMMARY OF PROJECT/CONSTRUCTION COSTS

Total costs for all hard construction and soft costs are estimated as follows:

Site 7 – Option A

Hard Construction Cost, including Utilities	\$40,549,460
Soft Costs	7,438,662
Owner Contingencies	4,798,812
Total Project/Construction Costs	\$52,786,934

Site 7 – Option B

Hard Construction Cost, including Utilities	\$35,259,460
Soft Costs	6,827,138
Owner Contingencies	4,208,660
Total Project/Construction Costs	\$46,295,258

Chicago Street Site

Hard Construction Cost, including Utilities	\$35,086,960
Soft Costs	6,807,197
Owner Contingencies	4,189,416
Total Project/Construction Costs	\$46,083,573



SITE 7 A

SITE 7 - OPTION A - MIXED USE SITE

ESTIMATED PROJECT/CONSTRUCTION COST

CONSTRUCTION

Building Construction

City Hall	117,552 GSF @	\$200.00 /SF =	\$23,510,400 Assumes 5 stories
Parking Structure	220,000 GSF @	\$50.00 /SF =	\$11,000,000 550 spaces @ \$20,000 per space
Sub-total New Construction	337,552 GSF @	\$102.24 /SF =	\$34,510,400

Sitework

General Site / Earthwork / Paving	153,300 SF @	\$4.00 /SF =	\$613,200 Full 3.52 A site
Plaza, Landscaping, etc	10,000 SF @	\$60.00 /SF =	\$600,000 Over parking garage
Utility Improvements		=	\$150,000
Sub-total Site Work	10,000 SF @	\$75.00 /SF =	\$750,000

Escalation

Escalate from 3/06 to 3/09	15% of Total Construction	=	\$5,289,060 Mid-point of Construction
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TOTAL ESTIMATED CONSTRUCTION COST **\$344.95 /SF** **\$40,549,460**

SOFT COSTS

A/E Design Fees @	8% of Construction Costs	=	\$3,243,957
A/E Expenses, Models, etc @	7% of A/E Design Fees	=	\$227,077
CMAR Pre-Construction Services	1% of Construction Costs	=	\$405,495
Site Survey			\$15,000
Geotechnical Engineering			\$50,000
Municipal Art Program @	1% of Construction	=	\$405,495
Materials Testing / Special Inspections			\$100,000
Furnishings, Fixtures & Equipment	\$20.00 per SF		\$2,351,040
Plan Fees, Permits, etc.	1% of Construction	=	\$405,495
IT Costs @	\$2.00 per SF	=	\$235,104
TOTAL SOFT COSTS			\$7,438,662

TOTAL CONSTRUCTION, DEVELOPMENT & SOFT COSTS **\$47,988,122**

Owner Contingency @ 10% of Total of All Costs \$4,798,812

GRAND TOTAL PROJECT BUDGET **\$52,786,934**



SITE 7 B

SITE 7 - OPTION B - CITY HALL ON SOUTHERN HALF OF SITE ESTIMATED PROJECT/CONSTRUCTION COST

CONSTRUCTION

Building Construction

City Hall	117,552 GSF @	\$200.00 /SF =	\$23,510,400 Assumes 5 stories
Parking Structure	220,000 GSF @	\$30.00 /SF =	\$6,600,000 550 spaces @ \$12,000 per space
Sub-total New Construction	337,552 GSF @	\$89.20 /SF =	\$30,110,400

Sitework

General Site / Earthwork / Paving	95,400 SF @	\$3.00 /SF =	\$286,200 Assume 2.19 acre site
Paving, Plaza, Landscaping, etc	15,000 SF @	\$30.00 /SF =	\$450,000
Utility Improvements		=	\$100,000
Sub-total Site Work	15,000 SF @	\$36.67 /SF =	\$550,000

Escalation

Escalate from 3/06 to 3/09	15% of Total Construction	=	\$4,599,060 Mid-point of Construction
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TOTAL ESTIMATED CONSTRUCTION COST **\$299.95 /SF** **\$35,259,460**

SOFT COSTS

A/E Design Fees @	8% of Construction Costs	=	\$2,820,757
A/E Expenses, Models, etc @	7% of A/E Design Fees	=	\$197,453
CMAR Pre-Construction Services	1% of Construction Costs	=	\$352,595
Site Survey			\$15,000
Geotechnical Engineering			\$50,000
Municipal Art Program @	1% of Construction	=	\$352,595
Materials Testing / Special Inspections			\$100,000
Furnishings, Fixtures & Equipment	\$20.00 per SF		\$2,351,040
Plan Fees, Permits, etc.	1% of Construction	=	\$352,595
IT Costs @	\$2.00 per SF	=	\$235,104
TOTAL SOFT COSTS			\$6,827,138

TOTAL CONSTRUCTION, DEVELOPMENT & SOFT COSTS **\$42,086,598**

Owner Contingency @ 10% of Total of All Costs \$4,208,660

GRAND TOTAL PROJECT BUDGET **\$46,295,258**



CHICAGO STREET SITE

CHICAGO STREET SITE ESTIMATED PROJECT/CONSTRUCTION COST

CONSTRUCTION

Building Construction

City Hall	117,552 GSF @	\$200.00 /SF =	\$23,510,400 Assumes 4 stories
Parking Structure	200,000 GSF @	\$30.00 /SF =	\$6,000,000 500 spaces @ \$12,000 per space
Sub-total New Construction	317,552 GSF @	\$92.93 /SF =	\$29,510,400

Sitework

General Site / Earthwork / Paving	180,000 SF @	\$3.00 /SF =	\$540,000 Full 4.20 A site
Paving, Plaza, Landscaping, etc	30,000 SF @	\$30.00 /SF =	\$900,000
Utility Improvements		=	\$100,000
Sub-total Site Work	30,000 SF @	\$33.33 /SF =	\$1,000,000

Escalation

Escalate from 3/06 to 3/09	15% of Total Construction	=	\$4,576,560 Mid-point of Construction
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TOTAL ESTIMATED CONSTRUCTION COST **\$298.48 /SF** **\$35,086,960 Based on Building Only**

SOFT COSTS

A/E Design Fees @	8% of Construction Costs	=	\$2,806,957
A/E Expenses, Models, etc @	7% of A/E Design Fees	=	\$196,487
CMAR Pre-Construction Services	1% of Construction Costs	=	\$350,870
Site Survey			\$15,000
Geotechnical Engineering			\$50,000
Municipal Art Program @	1% of Construction	=	\$350,870
Materials Testing / Special Inspections			\$100,000
Furnishings, Fixtures & Equipment	\$20.00 per SF		\$2,351,040
Plan Fees, Permits, etc.	1% of Construction	=	\$350,870
IT Costs @	\$2.00 per SF	=	\$235,104
TOTAL SOFT COSTS			\$6,807,197

TOTAL CONSTRUCTION, DEVELOPMENT & SOFT COSTS **\$41,894,157**

Owner Contingency @ 10% of Total of All Costs \$4,189,416

GRAND TOTAL PROJECT BUDGET **\$46,083,573**



CITY HALL SITE ANALYSIS & RECOMMENDATION

INTRODUCTION AND METHODOLOGY

In order to recommend a specific site for the City Hall, additional information was generated for the final two sites, including a Phase I Environmental Assessment and a utility analysis for each site. Additionally, costs to acquire each site and to relocate existing businesses were generated. Site Master Plan options were refined, and cost estimates prepared for constructing the project on each of the two different sites.

Having gathered and generated this detailed information, the RNL Planning Team then evaluated and scored each site according to the set of criteria described below. The final recommendation is shown following the scoring matrix.

SITE CRITERIA

In making the final recommendation of a site for the City Hall, the RNL Team developed 11 criteria upon which to evaluate each site. The criteria and a description of the desired elements of each are as follows:

- **Site Size** – The required size to accommodate the City Hall, as well as an above-grade parking structure, surface visitor parking, and a plaza with some open space is approximately 3.0 to 4.0 acres. However, as noted earlier, a site as small as 2.0 acres may also work by changing the parking structure to below-grade parking, and/or by designing the project with no surface parking and very minimal open “green” space. This approach may be workable, although it is still desirable to have a civic plaza, easily accessible visitor parking (could be the ground level of the parking garage) and a set-back at the “front door” of the building. Additionally, the site must also allow a sufficiently sized floor plate to accommodate the desired stacking plan allowing proper affinities between the various City departments, or be able to accommodate a garden level for the Council Chamber, Video Production and Conference / Training facilities.
- **Proximity to Other City Facilities** – The ability to keep all civic facilities grouped together and to have the City Hall be part of a campus of civic buildings is desirable. The primary affinities between departments within City Hall and others at the existing Civic Center is with the Planning & Development and Public Works departments.
- **Civic Identity / Visual Impact to Downtown** – It was a stated goal of the City Council that the new City Hall be architecturally striking, and have a very positive visual affect on Downtown. The site must therefore be visible from the Downtown area, and particularly from Arizona Avenue.
- **Supports Downtown Re-development** – A stated goal of the City Council has been that the new City Hall supports the re-development efforts in Downtown. The City Hall has the ability to provide a jump-start for new development.
- **Site Acquisition Costs** – The total cost of site acquisition is of importance. In addition to acquisition, costs to relocate existing businesses are also part of this category.



- **Ease of Acquisition** – The ease of acquisition is a consideration in the selection of the site, including the length of time negotiations may take to complete the land sale. Any legal challenges to acquiring all or part of the site is also a consideration.
- **Development Costs** – The cost of preparing the site for development can be a significant cost. These costs include any required environmental clean-up and demolition of existing buildings.
- **Construction Costs** – Construction costs may differ on the two sites. Differing factors include whether the parking structure is above grade or below grade, whether the visitor parking is surface parking or in the garage, which will require a larger garage, the size and therefore the amount of site work, and where the building is a high-rise (six or more stories) or a mid-rise structure (four to five stories).
- **Highest & Best Use** – A determination needs to be made as to the sites' highest & best use, including the sites' ability to be developed commercially, which would bring tax revenues to the City. The site should support the overall plan for Downtown and South Arizona Avenue.
- **Expansion Capabilities** – Consideration should be given to long-term expansion impacts to City Hall. While the City is expected to reach residential build-out within the next ten years, the number of City staff will not necessarily stop growing as well. Additionally, City departments that are not planned to be within City Hall now may need additional space in the future. Therefore, consideration should be given to potential long-term expansion of the City Hall site in the future.
- **Traffic Access** – The ability to easily access the site and parking structure without creating traffic or circulation problems is an important consideration. The ideal site would have the ability to access the site from a secondary street rather than from Arizona Avenue. Garage entries must also be located a safe distance from all intersections.

SITE MASTER PLAN OPTIONS

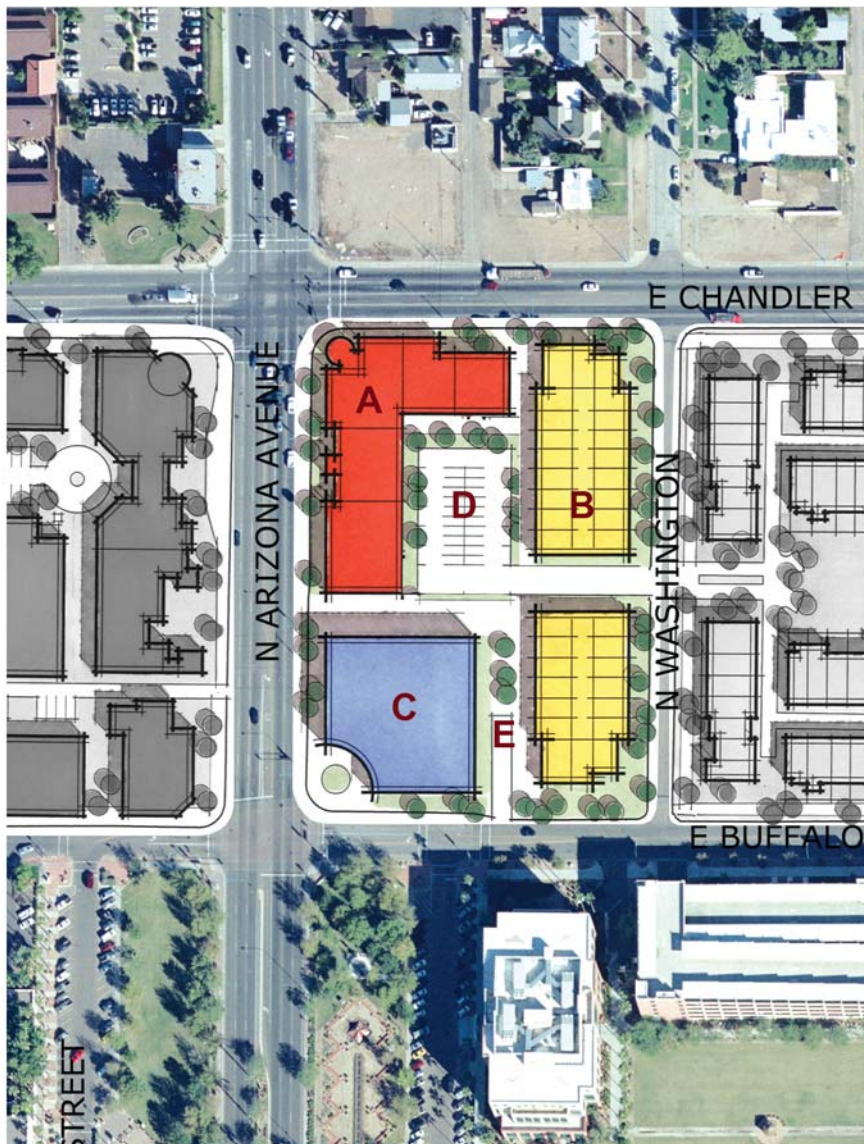
On the following pages are shown two different site master plan options for each of the two sites. One must keep in mind that these master plan options are not intended to promote any particular design of the new City Hall, but simply to show what can be accommodated on each of the two sites.

Site 7 can be developed either as a mixed-use site accommodating both the City Hall and a retail/commercial/residential component with below grade parking, or it can be developed by the City with an above-grade parking structure on the southern half of the site, allowing the developer to still develop the northern half into a mixed-use development.

The Chicago Site can be developed with the City Hall located to the north of Chicago Street with an above-ground parking structure south of Chicago Street, or the City Council Chamber and support facilities could be constructed to the north of Chicago Street, with the balance of City Hall and the parking structure on the south side. In addition, given the size of this site, other options can be developed for this site as well.



SITE 7 - OPTION A: MIXED-USE DEVELOPMENT BY DEVELOPER



A mixed use development
restaurants / retail with
residential above

B residential
high density

C city hall
5 stories

D surface parking
service / deliveries

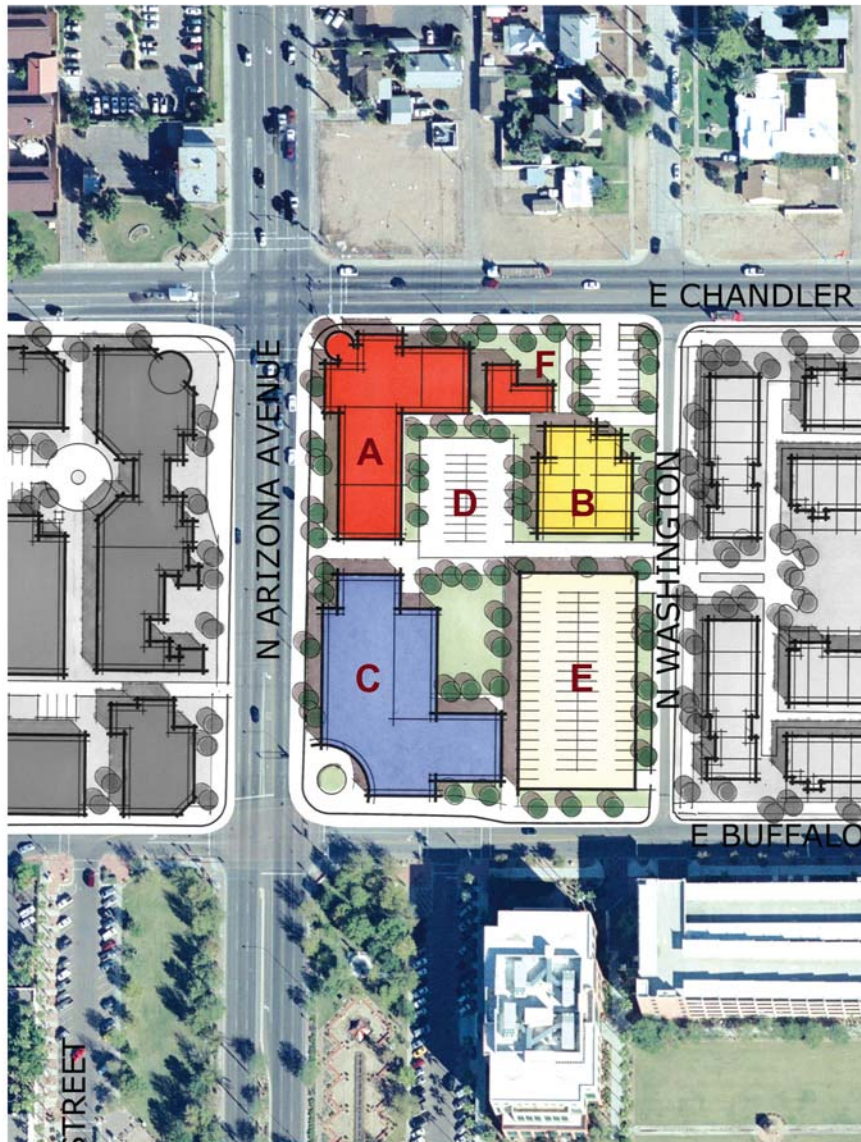
E structured parking
ramp to underground

City Hall Development includes:

- 5-story building, with 20,000 to 25,000 SF floor plates
- Underground parking - 2 levels
- Minimal plaza and green space
- No surface visitor parking - all parking planned to be underground
- City Hall sits on approximately one acre of land
- Balance of site is developed as commercial/retail/residential
- Expansion, if desired, must be built in by adding a floor



SITE 7 - OPTION B: CITY-OWNED DEVELOPMENT ON HALF OF SITE



- A mixed use development**
restaurants / retail with
residential above
- B residential**
high density
- C city hall**
5 stories
- D surface parking**
service / deliveries
- E structured parking**
above ground
- F Guedo's**
restaurant
parking

City Hall Development includes:

- 5-story building, with 25,000 to 30,000 SF floor plates
- Above-ground parking structure - 5 levels above ground / 1 level below grade
- Minimal plaza
- Small green space
- Visitor parking on ground level of parking structure
- City Hall and parking structure on 2.19 acres of land
- Balance of site (1.33 A) is developed as commercial/retail/residential by developer
- Expansion, if desired, must be built in by adding a floor



CHICAGO STREET SITE - OPTION A



- A mixed use**
existing and new
- B city hall**
4 stories
- C surface parking**
- D structured parking**
above ground
- E alternate structured parking**
not included in proposed land
- F green space**
plaza
- G future city space**

City Hall Development includes:

- 4-story building, with 25,000 to 35,000 SF floor plates
- Above-ground parking structure - 6 levels
- Civic plaza
- Ample green space
- Visitor parking on ground level of parking structure.
- Alternative Parking Structure location at E.
- Site affords future expansion opportunities on G or on adjacent land



CHICAGO STREET SITE - OPTION B



- A mixed use**
existing and new
- B city hall**
4 stories
- C council chambers**
- D surface parking**
- E structured parking**
above ground
- F green space**
fountain

City Hall Development includes:

- Separate 15,000 SF Council Chamber / Conference Center encourages evening meetings at street level.
- 4-story City Office Building, with 25,000 to 30,000 SF floor plates
- Above-ground parking structure - 5 levels
- Large civic plaza
- Ample green space
- Surface visitor parking - 50 spaces.
- Provides gateway to new Civic Campus
- Site affords future expansion opportunities on adjacent land



SITE EVALUATION

In evaluating the sites, it should be noted that each criteria has a “Weight” and a “Score”. In determining the scoring for each site, the weight is multiplied by the score to arrive at a total number of points for each criteria, and for the site. The “weight” indicates the importance of the criteria, with each criteria being given a weight of 1 thru 4. A criteria having a weight of 4 is therefore twice as important as a criteria with a weight of 2. The site is then evaluated on a score of 1 to 5 for each criteria, and the score is multiplied by the weight to arrive at the total points for each criteria. In the following evaluation, there are 11 criteria with weights between 2 and 4.

<i>Site Size</i>	<i>Weight</i>	<i>4</i>
Site 7	Score	3

Site 7 is 3.52 acres in size, which is sufficient to accommodate all the program elements, although the site is under a development agreement with Benton Robb, and the developers having already proposed a mixed-use development for the site including the City Hall. As shown in Benton Robb’s proposal, the effective site size for use of the City Hall is less than one acre, and assumes a below-grade parking structure, limited plaza area, and no open space.

An alternative plan for Site 7 shows that the City could “buy back” the southern half of the site from Benton Robb and develop the City Hall on half of the site, or 2.19 acres of land, leaving the northern portion of the site for the developers to develop into the balance of the mixed-use complex. The City Hall and an above-grade parking structure will fit on this site area, although both the City Hall building and the parking garage would need to have a smaller footprint than that which could be accommodated on the Chicago Street site, requiring an additional floor for City Hall. In addition, since no surface parking is provided for visitors, an additional 50 spaces have been added into the parking structure.

The greatest negative impact to having a smaller footprint on Site 7 is that some of the desired adjacencies between departments in the City Hall (and as shown on the preferred stacking diagram) will be compromised. Additionally, utilizing a garden level to improve the stacking plan is expected to be difficult to access because of the limited site size, which would require very steep grades to access the lowest level.

Chicago Street Site	Score	5
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The Chicago Street site is 4.20 acres in size and can easily accommodate all the desired site elements defined in the program, including the City Hall building, an above-grade parking structure, a civic plaza, and some open space. In addition, the site will also accommodate a large floor plate which will permit the City Hall to be designed to meet the desired adjacencies as shown on the preferred stacking plan, and will permit long-term future expansion either on the site or on adjacent parcels. This site can be designed in a variety of ways, including having the City Hall located either north or south of Chicago Street with the parking structure south of Chicago Street, or to the east of the City Hall structure. In addition, given the size of this site, there are numerous other options as well.

<i>Proximity to Other City Facilities</i>	<i>Weight</i>	<i>3</i>
Site 7	Score	4

Site 7 provides the closest proximity to the existing Civic Center and provides the closest relationship to the existing Public Works and Planning Departments, which will remain in their existing location for the foreseeable future. However, the site does not afford the opportunity to create any kind of a civic campus, or expansion to the campus, but rather provides a building on the Historic Square but with relatively little “connectivity” to the existing or a new campus.

**Chicago Street Site****Score 4**

The Chicago Street site has a relatively good adjacency to the existing Civic Campus although not as close as Site 7. It is certainly not as close to the existing Public Works and Planning Departments, but what it does afford is the opportunity to create a new campus with the existing Police & Fire Building and Municipal Court facility, plus the planned County Court Building. This would allow the City to use the City Hall to create a “front door” along Arizona Avenue to this new campus. This southern campus would be more government oriented, while the existing campus would become more of a cultural campus with the Library, Senior Center and Community Center, and the large open green space for civic gatherings.

Civic Identity / Visual Impact to Downtown***Weight 4*****Site 7****Score 5**

Site 7 would afford very good visibility and visual impact to Downtown and would basically complete the northern portion of Arizona Avenue within the downtown area. With the planned mixed-use developments on Sites 1, 2 and 3, plus the planned townhouse development directly east of Site 7, this area of town would be “completed”. A new mid-rise building on this site would “make a statement” and complete the Historic Square as well with a very important civic building. In addition, the highly visible corner of Chandler Boulevard and Arizona Avenue would be a suitable location for a civic gateway, which could establish the City Hall as a new symbol for the City.

Chicago Street Site**Score 5**

The Chicago Street site also affords great visibility and visual impact for the downtown area with its prime location along South Arizona Avenue. A mid-rise building at this site would be very visible from both Chandler Boulevard and from the new developments at the southern end of downtown.

In this location, City Hall has the potential for anchoring a civic complex including other city and county buildings including the existing Police and Courts buildings as well as the County Court building to be built and potential future facilities.

Supports Downtown Redevelopment***Weight 4*****Site 7****Score 4**

While locating the City Hall on Site 7 will support the downtown redevelopment efforts, it will basically only complete the development at the north end of Downtown, and therefore will not have much impact on other re-development efforts in the downtown area. The site is flanked by planned residential and commercial uses that were already approved before the City Hall emerged as a potential use. Therefore its value as a re-development stimulus is minimal. It may encourage the completion of the commercial development on Sites 1, 2 and 3, as the developer is currently only planning to construct the residential units on these sites initially. Having a new City Hall at this location could encourage this future development to move forward, thus completing the retail portions of sites 1, 2 and 3, but its stimulus to encourage re-development south of Boston Avenue would not be significant. Additionally, locating City Hall on this site would encourage the relocation of the Jack-in-the-Box restaurant.

Finally, it should be remembered that there is already a proposed mixed-use plan for Site 7 that does not rely upon the City Hall being located there. In other words, Site 7 will develop, with or without the City Hall. Therefore, having City Hall on Site 7 will not have as great an impact to the City’s downtown redevelopment efforts as the Chicago Site.

**Chicago Street Site****Score****5**

Locating the City Hall on the Chicago Street site will support the City's downtown re-development efforts in several major ways. First, it will improve the physical conditions and appearance along a block-long portion of South Arizona Avenue. Secondly, it will effectively expand the downtown area one full block further to the south. Thirdly, because of its location and proximity to Site 6, it is strongly believed that construction of the City Hall at this location will also make Site 6 a much more attractive site to developers for a mixed-used development. Finally, by locating City Hall on the Chicago Site gets the City more re-development – the planned Site 7 mixed use development, and the Chicago Street City Hall. Therefore, the Chicago Street site will have a greater impact to the City's downtown redevelopment efforts that Site 7.

A public investment on this site represents a commitment to the revitalization of the corridor which should have an energizing effect on surrounding real estate. Site 6 is also a substantial real estate play, and other locations south of the site and diagonally across Arizona Avenue offer opportunities for development as well. All of these sites in proximity to City Hall have the potential of fulfilling commercial or civic building programs as a response to it.

Site Acquisition Costs**Weight****3****Site 7****Score****4**

Site 7 is owned by four different property owners, although the fact that Benton Robb and the City have already executed a Development Agreement puts Benton Robb in a position of controlling interest.

What is interesting about this site is that the City owns approximately half of the land, but because of the Development Agreement, if the City desires to develop the City Hall on the south half of the site, the developers would have the right to "sell back" its rights to the land that the City already owns. Also complicating this transaction is the fact that the City also has an agreement with Jack-in-the-Box to relocate the restaurant to the southwest corner, which is where the City Hall would be located. The City agreed in an earlier transaction to pay a substantial amount of money to get Jack-in-the-Box to agree to move to the southwest corner, so additional negotiations would have to take place to have Jack-in-the-Box to move off of the site entirely.

Two different options (7A and 7B) have been evaluated but were comparatively close. Average costs for Site 7 Acquisition, including relocation costs and/or amending the Development Agreement, has been estimated at approximately \$2,740,000 or approximately \$1,223,000 per acre.

Chicago Street Site**Score****3**

The Chicago Street site is owned by 12 different property owners. Total costs for Site Acquisition, including relocation costs have been estimated at approximately \$4,730,000 or approximately \$1,126,000 per acre.

Ease of Acquisition**Weight****2****Site 7****Score****4**

As noted earlier, Site 7 has some interesting challenges if the City desires to develop and own their own City Hall, as the City would have to "buy back" their own land. If the City develops the project as part of a mixed-use development as proposed by Benton-Robb, acquisition would be much easier, as only two parcels would have to be acquired, those being the sites currently owned by Jack-in-the-Box and Guedo's Restaurant.



Chicago Street Site Score 2

The Chicago Street Site has 12 different land owners that the City would have to negotiate with, which will likely take a longer time to complete than a site that only has a few owners.

Development Costs *Weight 2*

Site 7 Score 4

The cost of developing Site 7 includes environmental clean-up, but only on the former Chevron site at the northwest corner of the site, plus demolition of the Jack-in-the-Box and Guedo's Restaurants. Estimated costs including a \$100,000 allowance for environmental clean-up, are \$141,720 for option 7A and \$26,460 for option 7B.

Chicago Street Site Score 2

The Phase I Environmental Site Assessment, prepared by Stantec Consulting, reveals that there are two areas of concern within the Chicago Street Site that must be cleaned up. The one site (at Bob M's Tire) is currently under remediation, with about six months of work needed to be completed. The second site had underground tanks closed in place. These tanks would have to be removed before construction commences. At this point it is recommended that a \$250,000 allowance be provided in the budget for the necessary clean-up. Demolition of all required structures has been estimated at \$410,500 for a total Development Cost of \$660,580.

Project/Construction Costs *Weight 3*

Site 7 Score 3

Hard construction costs for the City Hall and parking garage built as part of the mixed-use complex are estimated at \$40,549,460. This option is significantly more than the other options due to the increased cost for the below-grade parking structure, which is estimated at \$20,000 per space, rather than \$12,000 per space for an above-grade structure. In addition, plazas and landscaping costs are also higher because the site development will occur over the below-grade parking structure. When soft costs and the contingency are added to the mix, the total project/construction cost for the mixed-use developer option is \$52,786,934.

Hard construction costs for developing a City-owned building and site work on just the southern half of the site are estimated at \$35,259,460, with total project/construction costs of \$46,295,258.

Since the mixed-use development (Option 7A) has been the option most favored by proponents of Site 7, costs for Option 7A were used to evaluate this criteria.

Chicago Street Score 4

Hard construction costs for the building and site work at Chicago Street are estimated at \$35,086,960 with total project/construction costs of \$46,083,573.

Highest and Best Use *Weight 4*

Site 7 Score 3

Site 7 has been one of the City's designated re-development sites. The site is currently under a Development Agreement between the City and Benton Robb Development Company. Benton Robb originally submitted a plan for development of the site as a mixed-use commercial and residential development. Later, Benton Robb proposed that the City Hall be included within the mixed-use complex and replace some of the previous commercial uses.



The highest and best use appears to be as a commercial/residential development as originally proposed, which fits in with the overall development with Sites 1, 2, 3 and the site east of Site 7. It should be noted that the Market Study completed as part of the South Arizona Avenue study identified residential as the greatest need for the downtown area. Site 7's highest and best use appears to be as a commercial/residential development as originally proposed.

Chicago Street Site **Score** **4**

The Chicago Street site would be a good location for retail if retail was an identified need within the downtown area. However the recently completed market study identified very little additional retail needed. The Chicago Street Site therefore will not be taking away prime retail land, but rather would be a good means of re-developing a portion of Arizona Avenue, on land which is in need of re-developing. The City Hall development would bring a sense of excitement and positive development to this part of Arizona Avenue, which would bring new life to the area, and likely will influence other re-development in this area of the downtown.

Expansion Capabilities **Weight** **3**

Site 7 **Score** **2**

If Site 7 is developed as proposed, it will completely fill the entire site, leaving no room for any future expansion. The one option that could work for Site 7 would be for the developer to add one or more floors to the building and lease them until the City may need them. However, doing this would increase the height of the building such that it would now be considered a high-rise building which has significant cost impacts in terms of life safety costs. Beyond adding a couple extra floors there would be no long-term expansion available on or near Site 7.

Chicago Street Site **Score** **5**

Given the size of this site, there is sufficient room to expand or build a new civic facility on a portion of the site. Additionally, and maybe more importantly, there are numerous adjacent parcels of land that could accommodate future civic buildings, making it part of the new Civic Campus.

Traffic Access **Weight** **3**

Site 7 **Score** **3**

Site 7 has access off of either Buffalo Street or Washington Avenue, although with the new townhouse development immediately east of Site 7 and with the sites adjacency to the enlarged intersection at Arizona Avenue and Chandler Boulevard, Washington Street could become very congested. In addition, the entry on Buffalo Street is immediately north of the Arizona Place access and only about 150 feet east of Arizona Avenue, so it too could become congested.

Chicago Street Site **Score** **5**

The Chicago Street site has good access off of both Chicago Street and Washington Street, and there are no adjacent residential areas. Traffic can easily proceed in any direction from the intersection of Arizona Avenue and Chicago Street.



SITE EVALUATION MATRIX

Item	Criteria	Weight	Site 7		Chicago Street	
			Ranking	Score	Ranking	Score
1	Site Size	4	3	12	5	20
2	Proximity to Other City Facilities	3	4	12	4	12
3	Civic Identity / Visual Impact to Downtown	4	5	20	5	20
4	Supports Downtown Re-development	4	4	16	5	20
5	Site Acquisition Costs	3	4	12	3	9
6	Ease of Acquisition	2	4	8	2	4
7	Development Costs	2	4	8	2	4
8	Construction Costs	3	3	9	4	12
9	Highest & Best Use	4	3	12	4	16
10	Expansion Capabilities	3	2	6	5	15
11	Traffic Access	3	3	9	5	15
TOTAL SCORE		35		124		147



RECOMMENDATION

Based upon the scoring as shown on the Site Evaluation Matrix, it is recommended that the City acquire the Chicago Street site as the location for the proposed City Hall. Basically the recommendation can be summarized as follows:

The Chicago Street site offers the City the following:

- A site which permits the City Hall to develop the complex with all the desired exterior features including the plazas, building set-backs, visitor parking and open space.
- A site which allows the largest building footprint which will permit the best adjacencies between all departments.
- A site which will allow long-term future expansion if needed.
- A site that will have the most significant impact on downtown by encouraging re-development both to the south and across the street on Site 6. In addition, Site 7 can still develop as originally planned.
- A site sufficient in size to permit the most cost effective building, using an above-grade parking structure and surface visitor parking. Project/construction costs are the least on the Chicago Street site, and significantly less (\$5.5M less) than the mixed-use option assuming that all quality levels are the same, which they should be.
- A new site that can now be re-developed without taking either of the City's designated re-developments sites off the market.
- A site with better traffic access than Site 7.

The only advantages that Site 7 has over Chicago Street are in the following areas:

- Acquisition costs would be lower than Chicago Street site, but only because Site 7 is smaller. Actually costs per acre show Chicago Street as being less per acre, although the total amount will be about \$2M less for Site 7.
- Site Acquisition should be easier and more timely on Site 7 provided that the City and Benton-Robb could negotiate an agreement suitable to the City for ownership of the City Hall.
- Development costs are less on Site 7, by about \$500,000.



Supplement

CITY HALL SITE ANALYSIS & RECOMMENDATION FOR EXISTING CIVIC CENTER SITE

METHODOLOGY

During the April 27, 2006 City Council Meeting, Councilmember Orlando requested that RNL conduct further study on the Existing Civic Center as a potential site for the City Hall, which had previously been eliminated from consideration. In doing this, one of the earlier test-fit master plans was "resurrected" and refined. Although no environmental or utility analyses were conducted, the site conditions were generally known, eliminating the need for any additional testing.

Having done the additional planning work, the RNL Planning Team evaluated and scored the Existing Civic Center site according to the same set of criteria as used to evaluate Site 7 and the Chicago Street site. An additional column was added to the scoring matrix to show the Existing Civic Center compared to the previous two sites.

SITE CRITERIA

In making the final recommendation of a site for the City Hall, the RNL Team utilized the same 11 criteria that were used to evaluate Site 7 and the Chicago Street site. The criteria and a description of the desired elements of each are as follows:

- **Site Size** - The required size to accommodate the City Hall, as well as an above-grade parking structure, surface visitor parking, and a plaza with some open space is approximately 3.0 to 4.0 acres. However, as noted earlier, a site as small as 2.0 acres may also work by changing the parking structure to below-grade parking, and/or by designing the project with no surface parking and very minimal open "green" space. This approach may be workable, although it is still desirable to have a civic plaza, easily accessible visitor parking (could be the ground level of the parking garage) and a set-back at the "front door" of the building. Additionally, the site must also allow a sufficiently sized floor plate to accommodate the desired stacking plan allowing proper affinities between the various City departments, or be able to accommodate a garden level for the Council Chamber, Video Production and Conference / Training facilities.
- **Proximity to Other City Facilities** - The ability to keep all civic facilities grouped together and to have the City Hall be part of a campus of civic buildings is desirable. The primary affinities between departments within City Hall and others at the existing Civic Center are with the Planning & Development and Public Works departments.
- **Civic Identity / Visual Impact to Downtown** - It was a stated goal of the City Council that the new City Hall be architecturally striking, and have a very positive visual affect on Downtown. The site must therefore be visible from the Downtown area, and particularly from Arizona Avenue.
- **Supports Downtown Re-development** - A stated goal of the City Council has been that the new City Hall supports the re-development efforts in Downtown. The City Hall has the ability to provide a jump-start for new development.



- **Site Acquisition Costs** - The total cost of site acquisition is of importance. In addition to acquisition, costs to relocate existing businesses are also part of this category.
- **Ease of Acquisition** - The ease of acquisition is a consideration in the selection of the site, as well as the length of time negotiations may take to complete the land sale. Any legal challenges to acquiring all or part of the site is also a consideration.
- **Development Costs** - The cost of preparing the site for development can be a significant cost. These costs include the cost of any required environmental clean-up, and demolition of existing buildings.
- **Construction Costs** - Construction costs may differ on the sites. Differing factors include whether the parking structure is above grade or below grade, whether the building is a high-rise (six or more stories) or a mid-rise structure (four to five stories), and whether upgrades or relocations of existing utility lines will be required.
- **Highest & Best Use** - A determination needs to be made as to the sites' highest & best use, including the sites' ability to be developed commercially, which would bring tax revenues to the City. The site should support the overall plan for Downtown and South Arizona Avenue.
- **Expansion Capabilities** - Consideration should be given to long-term expansion impacts to City Hall. While the City is expected to reach residential build-out within the next ten years, the number of City staff will not necessarily stop growing as well. Additionally, City departments that are not planned to be within City Hall now may need additional space in the future. Therefore, consideration should be given to potential long-term expansion of the City Hall site in the future.
- **Traffic Access** - The ability to easily access the site and parking structure without creating traffic or circulation problems is an important consideration. The ideal site would have the ability to access the site from a secondary street rather than from Arizona Avenue. Garage entries must also be located a safe distance from all intersections.

SITE MASTER PLAN OPTIONS

In order to utilize the Civic Center, the existing Museum would have to be demolished, which will then permit a site of approximately 1.75 acres. This area would be sufficient in size to permit the construction of the City Hall with a building footprint of 25,000 to 40,000 square feet, allowing a four to five-story building. However to accommodate a 500-car parking structure, additional land would be required.

Two options could be available for meeting the parking needs as follows:

- A) Construct a below-grade parking structure below the City Hall with access from Commonwealth Avenue.
- B) Construct an above-grade parking garage (600 spaces) on the existing Library parking lot to provide the 500 spaces needed for the City Hall and 100 spaces to replace the spaces in the Library parking lot that will be lost.



SITE EVALUATION

In evaluating the sites, it should be noted that each criteria has a "weight" and a "score". In determining the scoring for each site, the weight is multiplied by the score to arrive at a total number of points for each criteria, and for the site. The "weight" indicates the importance of the criteria, with each criteria being given a weight of 1 thru 4. A criteria having a weight of 4 is therefore twice as important as a criteria with a weight of 2. The site is then evaluated on a score of 1 to 5 for each criteria, and the score is multiplied by the weight to arrive at the total points for each criteria. In the following evaluation, there are 11 criteria with weights between 2 and 4.

<i>Site Size</i>	<i>Weight</i>	<i>4</i>
Civic Center	Score	3

The Civic Center site is only 1.75 acres in size, which is only sufficient to accommodate the actual City Hall building and some plaza and green space. The parking garage must therefore be accommodated either on the Library parking lot or under the building. However, in building the facility on this location, the City's only large civic green will be mostly eliminated, which is a negative consideration.

<i>Proximity to Other City Facilities</i>	<i>Weight</i>	<i>3</i>
Civic Center	Score	5

The Civic Center would provide the closest proximity to the existing Civic Center buildings, which would all remain for the foreseeable future. Additionally the site would be an addition to the existing civic campus.

<i>Civic Identity / Visual Impact to Downtown</i>	<i>Weight</i>	<i>4</i>
Civic Center	Score	2

Locating the City Hall within the existing Civic Center would not afford great visibility or visual impact to Downtown, as the building would be hidden from view by the two existing five-story office buildings and the Boyer Parking Garage.

<i>Supports Downtown Redevelopment</i>	<i>Weight</i>	<i>4</i>
Civic Center	Score	2

Locating the City Hall within the Civic Center campus would not do much to support the downtown redevelopment efforts, as it would be virtually hidden within the campus.

<i>Site Acquisition Costs</i>	<i>Weight</i>	<i>3</i>
Civic Center	Score	5

Since the site is City-owned there would be no site acquisition or relocation costs.

<i>Ease of Acquisition</i>	<i>Weight</i>	<i>2</i>
Civic Center	Score	5

The site would require no acquisition.

<i>Development Costs</i>	<i>Weight</i>	<i>2</i>
Civic Center	Score	5

The cost of developing the Civic Center site would only include demolition of the existing Museum which is estimated at \$154,000

***Project/Construction Costs******Weight*** **3****Civic Center****Score** **3**

Hard construction costs for Option A (the below-grade parking option) are \$40,089,460 which is similar to the costs for Site 7 due to the higher cost of the below-grade parking structure, which is estimated at \$20,000 per space, rather than \$12,000 per space for an above-grade structure. In addition, plazas and landscaping costs are also higher because the site development would occur over the below-grade parking structure. Hard construction costs for the City Hall and 600-car parking garage at the Library as shown on Option B are estimated at \$36,121,960. This option is slightly more than the Chicago Street option due to the increased size of the parking structure, which is required to replace the 100 spaces of the Library parking lot which would have to be replaced. When soft costs are added to the mix, the total project/construction cost for the two options are \$52,222,440 for Option A and \$47,353,684 for Option B.

Highest and Best Use***Weight*** **4****Site 7****Score** **4**

It could be argued that the highest and best use of the Civic Center is for municipal buildings, although given the goal of keeping a civic green / exterior activity space it can also be argued that the highest and best use of this site is keeping it as a civic green.

Expansion Capabilities***Weight*** **3****Civic Center****Score** **2**

Utilizing the Civic Center green space for the City Hall precludes any reasonable space for future expansion. Given that this building should be constructed as a "50-year" building, it seems reasonable to believe that future expansion of the City Hall, or other buildings in the civic center is likely at some point in the future.

Traffic Access/***Weight*** **3****Civic Center****Score** **3**

Traffic access to a new City Hall in the existing civic center would be very limiting with all access coming down Commonwealth Place via Arizona Avenue.

RECOMMENDATION

Based upon the scoring as shown on the Site Evaluation Matrix, the Chicago Street site is still recommended as the best location for the proposed City Hall.



CIVIC CENTER A

CIVIC CENTER - OPTION A - 3 LEVEL BELOW GRADE PARKING STRUCTURE ESTIMATED PROJECT/CONSTRUCTION COST

CONSTRUCTION

Building Construction

City Hall	117,552 GSF @	\$200.00 /SF =	\$23,510,400 Assumes 5 stories
Parking Structure - 3 levels	200,000 GSF @	\$50.00 /SF =	\$10,000,000 500 spaces @ \$20,000 per space
Sub-total New Construction	317,552 GSF @	\$105.53 /SF =	\$33,510,400

Sitework

General Site / Earthwork / Paving	76,230 SF @	\$4.00 /SF =	\$304,920 Full 1.75 A site
Plaza, Landscaping, etc	20,000 SF @	\$60.00 /SF =	\$1,200,000 Over parking garage
Utility Improvements		=	\$150,000
Sub-total Site Work	20,000 SF @	\$67.50 /SF =	\$1,350,000

Escalation

Escalate from 3/06 to 3/09	15% of Total Construction	=	\$5,229,060 Mid-point of Construction
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TOTAL ESTIMATED CONSTRUCTION COST **\$341.04 /SF** **\$40,089,460**

SOFT COSTS

A/E Design Fees @	8% of Construction Costs	=	\$3,207,157
A/E Expenses, Models, @	7% of A/E Design Fees	=	\$224,501
CMAR Pre-Construction Services	1% of Construction Costs	=	\$400,895
Site Survey			\$15,000
Geotechnical Engineering			\$50,000
Municipal Art Program @	1% of Construction	=	\$400,895
Materials Testing / Special Inspections			\$100,000
Furnishings, Fixtures & Equipment	\$20.00 per SF		\$2,351,040
Plan Fees, Permits, etc.	1% of Construction	=	\$400,895
IT Costs @	\$2.00 per SF	=	\$235,104
TOTAL SOFT COSTS			\$7,385,486

TOTAL CONSTRUCTION, DEVELOPMENT & SOFT COSTS **\$47,474,946**

Owner Contingency @ 10% of Total of All Costs \$4,747,495

GRAND TOTAL PROJECT BUDGET **\$52,222,440**



**CIVIC CENTER - OPTION B - PARKING STRUCTURE ON LIBRARY SITE + 100 SPACES FOR LIBRARY
ESTIMATED PROJECT/CONSTRUCTION COST**

CONSTRUCTION

Building Construction

City Hall	117,552 GSF @	\$200.00 /SF =	\$23,510,400	Assumes 5 stories
Parking Structure	240,000 GSF @	\$30.00 /SF =	\$7,200,000	600 spaces @ \$12,000 per space
Sub-total New Construction	357,552 GSF @	\$85.89 /SF =	\$30,710,400	

Sitework

General Site / Earthwork / Paving	76,230 SF @	\$3.00 /SF =	\$228,690	Assume 1.75A site
Paving, Plaza, Landscaping, etc	20,000 SF @	\$30.00 /SF =	\$600,000	
Utility Improvements		=	\$100,000	
Sub-total Site Work	20,000 SF @	\$35.00 /SF =	\$700,000	

Escalation

Escalate from 3/06 to 3/09	15% of Total Construction	=	\$4,711,560	Mid-point of Construction
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TOTAL ESTIMATED CONSTRUCTION COST \$307.28 /SF \$36,121,960

SOFT COSTS

A/E Design Fees @	8% of Construction Costs	=	\$2,889,757
A/E Expenses, Models, @	7% of A/E Design Fees	=	\$202,283
CMAR Pre-Construction Services	1% of Construction Costs	=	\$361,220
Site Survey			\$15,000
Geotechnical Engineering			\$50,000
Municipal Art Program @	1% of Construction	=	\$361,220
Materials Testing / Special Inspections			\$100,000
Furnishings, Fixtures & Equipment	\$20.00 per SF		\$2,351,040
Plan Fees, Permits, etc.	1% of Construction	=	\$361,220
IT Costs @	\$2.00 per SF	=	\$235,104
TOTAL SOFT COSTS			\$6,926,843

TOTAL CONSTRUCTION, DEVELOPMENT & SOFT COSTS \$43,048,803

Owner Contingency @	10% of Total of All Costs		\$4,304,880
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GRAND TOTAL PROJECT BUDGET \$47,353,684



SITE EVALUATION MATRIX

CITY HALL SITE MATRIX

Item Criteria	Weight	Site 7		Chicago Street		Civic Center	
		Ranking	Score	Ranking	Score	Ranking	Score
1 Site Size	4	3	12	5	20	3	12
2 Proximity to Other City Facilities	3	4	12	4	12	5	15
3 Civic Identity / Visual Impact to Downtown	4	5	20	5	20	2	8
4 Supports Downtown Re-development	4	4	16	5	20	2	8
5 Site Acquisition Costs	3	4	12	3	9	5	15
6 Ease of Acquisition	2	4	8	2	4	5	10
7 Development Costs	2	4	8	2	4	5	10
8 Construction Costs	3	3	9	4	12	3	9
9 Highest & Best Use	4	3	12	4	16	4	16
10 Expansion Capabilities	3	2	6	5	15	2	6
11 Traffic Access	3	3	9	5	15	3	9
TOTAL SCORE	35		124		147		118



MUSEUM SITE ANALYSIS & RECOMMENDATION

INTRODUCTION AND METHODOLOGY

Once the alternative Museum sites were reduced to the three final sites, additional information was generated including site acquisition costs, the Site Master Plan options refined, and a Site Analysis Matrix prepared for each of the three sites. The RNL Team then evaluated and scored/ranked each site according to the set of criteria described below. The final recommendation is shown following the scoring matrix.

SITE CRITERIA

In making the final recommendation of a site for the Museum, the RNL Team developed 10 criteria upon which to evaluate each site. The criteria and a description of the desired elements of each are as follows:

- **Site Size** – The required size to accommodate the Museum, as well as 80 surface parking spaces, and some open green space is approximately 1.5 acres. However, the Museums Advisory Board and Historical Society desire to construct the Museum as part of a mixed-use development, hopefully with a restaurant, coffee shop and/or other specialty shops or stores, so additional site area would also be required for this.
- **Expansion Capability / Ability to Create Cultural Complex** – At this point, a 20,000 square foot Museum is the only facility which has been planned. The Museums Advisory Board and Historical Society's desire is to create a Cultural Center which includes other museums and/or private collections, coupled with various other places of interest. However, given that these other facilities would be private (Heard Museum, Basha Art Collection, coffee shop, eateries, Children's Museum, etc.) the best case scenario would be for the site to be adjacent to land that could be developed for this in the future. Additionally, it is important to note that the museum must not be isolated - it must have good foot traffic which these other uses could provide. A second, but less desirable option could be to develop a non-contiguous cultural complex, meaning that the future facilities could be located a short distance from the new Museum, which would be more of "cultural downtown", therefore encouraging a "walking tour" around town.
- **Proximity to Historic Downtown** – Given that downtown Chandler already has a rich history with the A.J. Chandler Park, the San Marcos Hotel and the Historic Shops (around the west side of the Park) proximity to this area would be considered desirable, especially to encourage a "walking tour" of the Museum, other historic sites, and the many shops and restaurants in the area.
- **Visibility / Adjacency to Arizona Avenue** – The Museum needs to have good visibility and accessibility along Arizona Avenue to promote public awareness and use.
- **Supports Downtown Re-development Goals** – The Museum should support the overall goals of Downtown and the South Arizona Avenue Study, either by strengthening the



Historic Downtown area, or by encouraging new development.

- **Site Acquisition Costs** – The total cost of site acquisition is of importance. In addition to acquisition, costs to relocate existing businesses are also part of this category.
- **Ease of Acquisition** – The ease and timing of land acquisition is a consideration in the selection of the site. Any legal challenges to acquiring all or part of the site would also be a consideration.
- **Development Costs** - The cost of preparing the site for development can be a significant cost. These costs include the cost of any required environmental clean-up, and demolition of existing building structures.
- **Highest & Best Use of Site** – A determination needs to be made as to the sites' highest & best use. The site should support the overall plan for Downtown and South Arizona Avenue.
- **Traffic Access** – The ability to easily access the site and parking without creating traffic or circulation problems is an important consideration. The ideal site would have the ability to access the site from a secondary street rather than from Arizona Avenue.

SITE MASTER PLAN OPTIONS

On the following pages are shown one site master plan option for each of the three final sites. One must keep in mind though that these master plan options are not intended to promote any particular design or master plan of the new Museum, but simply show what can be accommodated on each of the sites. Also, it should be noted that there are numerous other layout options which are possible on each site.

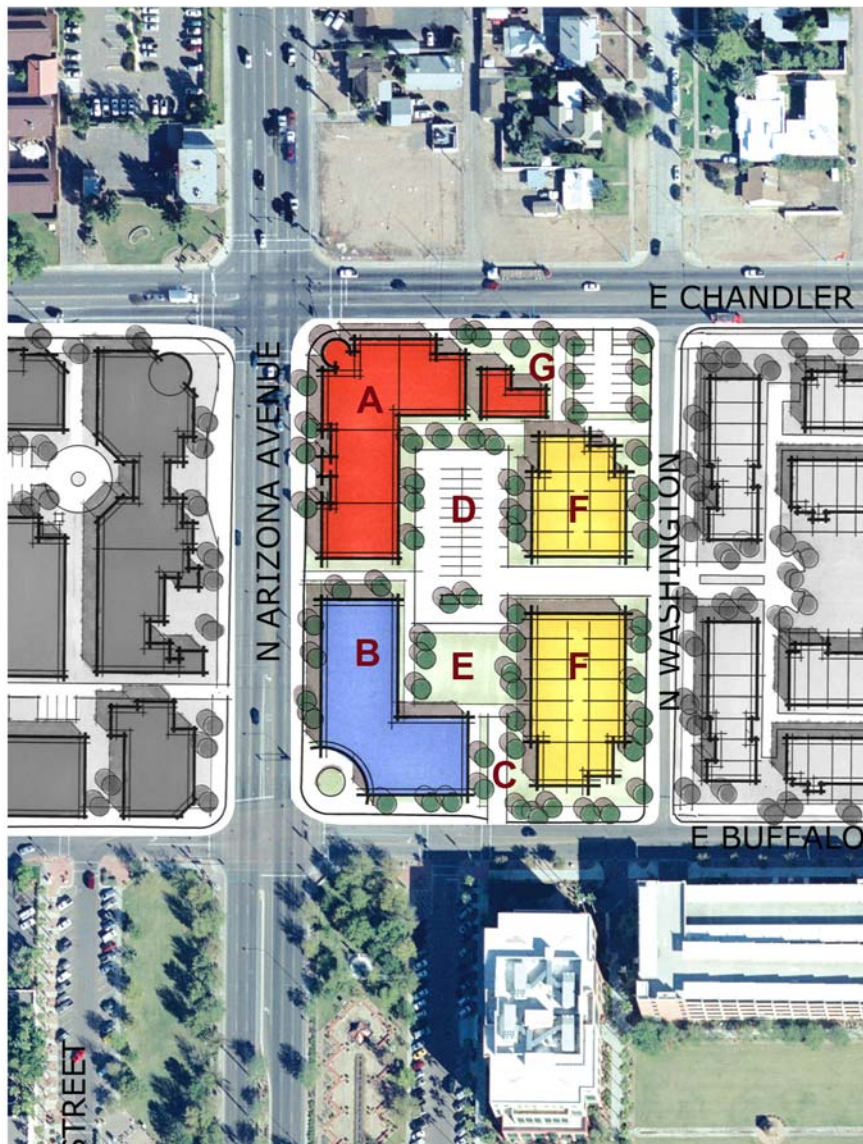
Site 7 can be developed as a mixed-use site accommodating both the Museum and a retail/commercial/residential component, as desired by the Museums Advisory Board and Historical Society, or if desired, the City could “buy back” the southern half of the site and build the Museum itself, allowing the developer to complete the remainder of the property.

Site 6 can also be developed as a mixed-use site with the Museum as an integral part of the complex. In the future, expansion could occur to the south of Chicago Street in order to develop the future components of the Historic Cultural Center.

The Chicago Street Site could be developed with the Museum on the north side of Chicago Street, but it is questionable whether a mixed-use complex would develop at this site, given that the land would have to be assembled for private development.



SITE 7 - MIXED USE DEVELOPMENT BY DEVELOPER



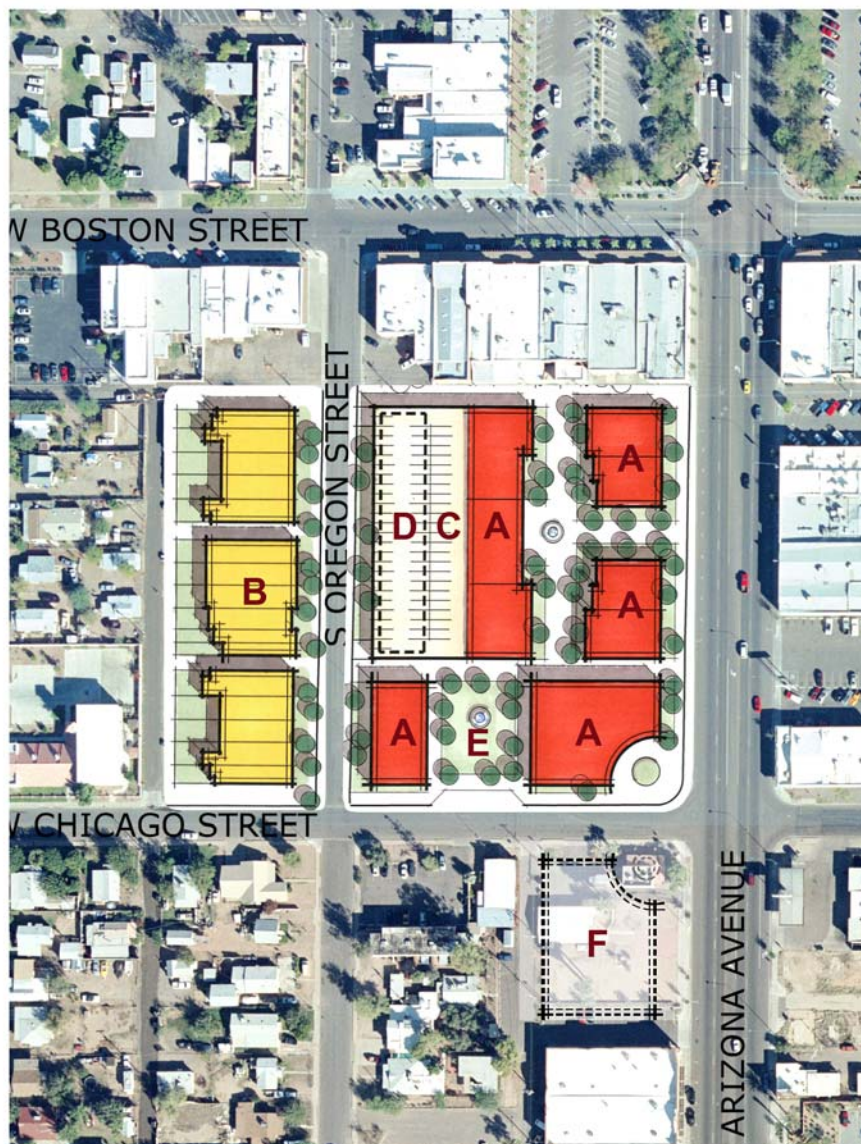
- A mixed use development**
restaurants
retail
- B museum**
one story
- C structured parking**
ramp to underground
- D surface parking**
service / deliveries
- E green space**
landscaping
- F residential**
high density
- G Guedo's**
restaurant
parking

Museum Development shown as:

- One-story 20,000 SF Museum
- One-level underground parking
- Small plaza and green space
- Mixed-use development on corner with surface parking
- Guedo's Restaurant to remain
- Provides good visibility to Arizona Avenue and the Historic Square
- No adjacent land for Cultural Center: Center would have to develop at various sites around downtown, creating a dispersed Cultural Center:
- Developer and Museum can develop plan jointly.
- City could also develop the Museum and parking on half of the site, similar to the City Hall option.



SITE 6 - MIXED USE DEVELOPMENT BY DEVELOPER



A mixed use museum development

museum
restaurants
retail

B residential

high density

C structured parking

D residential

above parking
high density
multi-story

E green space

courtyard
landscaping
walkways

F future expansion

museum / cultural center

Museum Development shown as:

- Intense mixed-use development with Museum incorporated into the commercial, retail and residential uses.
- Small plaza and green space provided.
- Above-ground parking structure provides sufficient spaces for Museum.
- Final site plan and project can be worked out jointly by developer and Museum.
- Provides good visibility to Arizona Avenue
- Sufficient available land to encourage Cultural Center to develop to the south.
- Site has good synergy with Chicago Street site across the street.



CHICAGO STREET SITE - CITY OWNED DEVELOPMENT ON HALF OF SITE



- A museum**
one story
- B green space**
landscaping
entry
- C surface parking**
- D future expansion**
museum / cultural center

Museum Development shown as:

- One-story 20,000 SF Museum
- Surface parking for 50 cars
- Small plaza and green space
- Mixed-use development would have to develop over time.
- Sufficient available land to encourage Cultural Center to develop to the south.



SITE EVALUATION

<i>Site Size</i>	<i>Weight</i>	<i>4</i>
Site 7	Score	5
At 3.52 acres, Site 7 can accommodate the Museum pretty easily and it could be part of a mixed use development, which has been proposed for this site.		

Site 6	Score	5
Site 6, which is 5.15 acres, can accommodate both the Museum and a mixed-use complex.		

Chicago Street	Score	3
The Chicago Street site, which would have to be assembled by acquiring parcels, is 4.20 acres, although the City would likely not acquire the additional land necessary for the mixed-use development. It is also very questionable whether acquiring and assembling land for a mixed-use development at this site is advisable when there are two other existing parcels ready for development. Therefore, on this site, it is anticipated that the City would only acquire sufficient land (1.5 acres) for the Museum, but not for the mixed-use development.		

<i>Expansion Capability / Ability to Create Cultural Complex</i>	<i>Weight</i>	<i>4</i>
Site 7	Score	3
With the planned development of Sites 1, 2, 3, and the parcel east of Site 7, all of the parcels adjacent to Site 7 will have been developed. In order to create the Historic Cultural Complex, the Museum would therefore have to adopt an expanded concept in which the additional facilities would be located throughout the downtown area, rather than having the complex be developed on a contiguous site.		

Site 6	Score	5
Site 6 has underdeveloped land to the south of it, which could be utilized to accommodate additional museums or other facilities which would make up the Historic Cultural Complex.		

Chicago Street	Score	5
The Chicago Street site has sufficient undeveloped, and/or underdeveloped, land adjacent to the site on both the south and east sides. If this site is not chosen for the City Hall, it could be a good museum site with sufficient land available for expanding into the Cultural Center.		

<i>Proximity to Historic Downtown Square</i>	<i>Weight</i>	<i>3</i>
Site 7	Score	5
Site 7 is the last remaining vacant parcel (after Parcel 3 is developed) on the Historic Square, and would provide a great affinity with the other historic places, including the A.J. Chandler Park, the San Marcos Hotel and the historic shops.		

Site 6	Score	4
Site 6 is close to the Historic Square but not directly adjacent to it. However, with the existing breezeway between the historic shops along the south side of Boston Street, good connectivity can be made to the historic square.		

Chicago Street	Score	3
The Chicago Street site is close to the Historic Square but not directly adjacent. However, a new breezeway could be developed between the historic shops along the south side of Boston Street, providing good connectivity to the historic square. The only issue would be that this breezeway would connect the site to the east side of Arizona Avenue rather than to the shops on the west side of Arizona		



Visibility / Adjacency to Arizona Avenue	Weight	4
Site 7	Score	5
Visibility of the Museum would be very good at this most prominent site on Arizona Avenue.		
Site 6	Score	5
Site 6 would afford great visibility for the Museum along Arizona Avenue		
Chicago Street	Score	5
The Chicago Street site would afford very good visibility along Arizona Avenue		
Supports Downtown Re-development Goals	Weight	4
Site 7	Score	4
Locating the Museum on Site 7 supports the City's overall re-development goals although, given that all vacant parcels along Chandler Avenue (Sites 1, 2, 3, 7) are already planned for development, it may provide less impact to future development, although it could provide a nice anchor to the mixed-use development on Site 7. Impact to South Arizona Avenue would be minimal.		
Site 6	Score	5
Locating the Museum on Site 6 could create additional interest among developers to look at this site for development. Additionally, a large mixed-use development on Site 6 could have a big impact on potential development to the south and east of Arizona Avenue.		
Chicago Street	Score	3
Locating the Museum on the Chicago Street site would support re-development efforts as it would begin re-development to the south of the historic square, although since this site is not a redevelopment site, it will be more difficult to acquire the parcels for private mixed-use development. Therefore if the City only develops the Museum, it does not have the impact of the total development that the other options have.		
Site Acquisition Costs	Weight	3
Site 7	Score	4
The Museums Advisory Board and Historical Society desire to be a part of a mixed-use complex, which means that the Museum would likely be built by a developer, with the Museum buying the land upon which the Museum would sit, from the developer after construction is completed. Land costs on Site 7 are assumed to be about \$23.00/SF, or approximately \$1,000,000, with an agreement that the developer would provide sufficient parking.		
Site 6	Score	4
Because there is no developer agreement on this site, and the City controls the land, the City is in a better position to define the terms of the agreement with a potential developer. However for the purposes of this analysis, it will be assumed that all land will be valued based upon the average values, which would be approximately \$1,000,000 for a 1.0 acre parcel, with the developer also providing sufficient parking.		
Chicago Street	Score	3
The Chicago Street site would likely have to be developed directly by the City, in which case the City would have to purchase approximately 1.5 acres of land. At \$23.00/SF, this land will cost \$1,500,000 to acquire plus \$250,000 to re-locate existing businesses.		



Ease of Acquisition

Weight **2**

Site 7

Score **4**

Assuming that the Museum would be constructed by the developer as part of the mixed-use complex, site acquisition could be relatively quick, although the Jack-in-the-Box parcel must still be acquired.

Site 6

Score **5**

Site 6 has been completely assembled and is ready to go. The City could either build just the Museum itself on a portion of the site, or could issue a developer RFP requesting proposals for developing the mixed-use complex including the Museum.

Chicago Street

Score **4**

The City would have to acquire the necessary parcels for the site, although there would be only three property owners to negotiate with.

Development Costs

Weight **2**

Site 7

Score **4**

There are no environmental concerns on the portion of Site 7 that would include the Museum. The only preparatory work required would be to remove the Jack-in-the-Box Restaurant.

Site 6

Score **5**

There are no environmental concerns on Site 6, and no demolition is required.

Chicago Street

Score **3**

There is a potential environmental concern on the portion of the Chicago Street site, where the Museum would be located at the former Goodyear Tire Store on the NE corner of Chicago Street and Arizona Avenue. An allowance of \$100,000 should be set aside for removing the underground tanks that were closed in place. Approximately 8,000 square feet of buildings would also need to be demolished at a cost of about \$160,000.

Highest & Best Use of Site

Weight **4**

Site 7

Score **5**

Site 7 is a development site and should remain as a development site. However, give the Museums Advisory Board and Historical Society's desire to develop the Museum as a mixed-use complex, this site could work, and still remain as a commercial mixed-use development.

Site 6

Score **5**

Site 6 is a development site and should remain as a development site. However, give the Museums Advisory Board and Historical Society's desire to develop the Museum as a mixed-use complex, this site would work, and still remain as a commercial mixed-use development.

Chicago Street

Score **5**

The Chicago Street site could work very nicely for the Museum, given that this would help to begin some re-development along South Arizona Avenue, and hopefully encourage the balance of the desired mixed-use complex to develop around it.

Traffic Access

Weight **3**

Site 7

Score **3**

Site 7 has access off of either Buffalo Street or Washington Avenue, but with the townhouse development currently under construction east of Site 7, and the intensity of traffic at this intersection, congestion could be a problem.



Site 6 Score 5

Site 6 has good access off both West Chicago and South Oregon Streets. Traffic should be manageable both entering and exiting the site at the Chicago / Arizona Avenue intersection.

Chicago Street Site Score 5

The Chicago Street site has good access off of East Chicago Street or South Washington Street. Traffic can easily proceed in any direction at the intersection of Arizona Avenue and Chicago Street.

SITE EVALUATION MATRIX

Item Criteria	Weight	Site 7		Site 6		Chicago Street	
		Ranking	Score	Ranking	Score	Ranking	Score
1 Site Size	4	5	20	5	20	3	12
2 Expansion / Ability to Create Cultural Complex	4	3	12	5	20	5	20
3 Proximity to Historic Downtown Square	3	5	15	4	12	3	9
4 Visibility / Adjacency to Arizona Avenue	4	5	20	5	20	5	20
5 Supports Downtown Re-development	4	4	16	5	20	3	12
6 Site Acquisition Costs	3	4	12	5	15	3	9
7 Ease of Acquisition	2	4	8	5	10	4	8
8 Development Costs	2	4	8	5	10	3	6
9 Highest & Best Use	4	5	20	5	20	5	20
10 Traffic Access	3	3	9	5	15	5	15
TOTAL SCORE	33		140		162		131



RECOMMENDATION

Based upon the scoring shown on the Site Evaluation Matrix, it is recommended that the City pursue developing Site 6 as a mixed-use site with the Museum included as an integral part. Basically the recommendation can be summarized as follows:

Site 6 offers the Museum the following:

- A site which permits the Museum to be part of a large mixed-use development.
- A development site that is “ready to go” with all land assembled and all clean-up and demolition completed.
- A site that has no development agreement on it, meaning the City can dictate its desires to the developer and negotiate from a stronger position than on Site 7.
- A site located on the desirable west side with potentially good connectivity to the historic shops thru the breezeway.
- A site with better traffic access than Site 7.

The only advantage that Site 7 has over Site 6 is the following:

- Site 7 is located right on the Historic Square which could be advantageous and desirable.

The Chicago Street site does not offer any advantages over Site 6 in any areas.

Chandler City Hall Complex Program Plan

PROGRAM SUMMARY														
CITY HALL														
Space / Description	Existing Facility			Space Type	Space Stds	Planned - 2010			Planned - 2025			NSF	Remarks	
	# Staff	Space	Area			# Staff	Space	Area	# Staff	Space	Area			
Mayor & City Council	11	0	3,020			15	0	4,022	16	0	4,112	257		
Council Chamber	0	0	3,298			0	0	5,225	0	0	5,225	0		
City Manager	10	0	2,915			13	0	3,493	16	0	4,018	251		
Neighborhood Programs	3	0	177			17	0	2,743	20	0	3,090	154		
City Clerk	7	0	1,925			9	0	3,167	10	0	3,256	326		
City Attorney	11	0	3,272			17	0	4,990	21	0	5,634	268		
CAPA - Admin Services	6	0	1,857			7	0	3,677	7	0	3,677	525		
CAPA - Public Affairs	10	0	1,915			13	0	2,670	13	0	2,670	205		
CAPA - Video	4	0	3,465			8	0	5,542	8	0	5,662	708		
Community Services	32	0	6,359			42	0	6,628	44	0	6,628	151		
Economic Development	9	0	1,122			10	0	2,775	10	0	2,775	277		
Human Resources	17	0	3,440			20	0	5,072	21	0	5,184	247		
Mgmt Svcs - Accounting	17	0	2,470			19	0	3,377	21	0	3,601	171		
Mgmt Svcs - Administration / Internal Audit	10	0	2,351			14	0	2,765	16	0	3,045	190		
Mgmt Svcs - Budget	5	0	798			6	0	1,028	9	0	1,341	149		
Mgmt Svcs - Environmental Services	3	0	1,542			4	0	1,313	4	0	1,313	328		
Mgmt Svcs - Purchasing	9	0	2,195			11	0	2,863	11	0	2,863	260		
Mgmt Svcs - Risk Management	7	0	1,734			9	0	2,187	9	0	2,187	243		
Mgmt Svcs - Tax & Utility Services	36	0	4,445			42	0	7,501	44	0	7,680	175		
Real Estate	12	0	3,606			15	0	2,453	14	0	2,341	167		
Building Common	0	0	2,219			0	0	19,944	0	0	19,944	0		
Total Net SF			54,125					93,432			96,245			
Building Circulation					20%			18,686			19,249		Incl Rest Rooms, Vert Circulation, Walls	
Total Building Area (GSF)	219			291			112,119			314			115,494	
NSF / Person	247			321			307							
GSF / Person				385			368							

Chandler City Hall Complex Program Plan

PROGRAM SUMMARY												
PLANNING / PUBLIC WORKS												
Space / Description	Existing Facility			Space Stds		Planned - Phase 2			Revised - Phase 2			Remarks
	Quantity			Space	SF	Quantity			Quantity			
	# Staff	Space	Area	Type	Std	# Staff	Space	Area	# Staff	Space	Area	
Planning & Development	#REF!	#REF!	#REF!			#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
	#REF!	#REF!	#REF!			#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
Total Net SF			#REF!					#REF!			#REF!	
Building Circulation			NA		20%			#REF!			#REF!	Incl Rest Rooms, Vert Circ, Walls
Total Building Area (GSF)	#REF!					#REF!		#REF!	#REF!		#REF!	

PROGRAM SUMMARY				Existing Facility		Space Stds		Planned - Phase 2			Revised - Phase 2			Remarks
MUSEUM	Quantity			Space	SF	Quantity			Quantity					
Space / Description	# Staff	Space	Area	Type	Std	# Staff	Space	Area	# Staff	Space	Area			
Chandler History Museum	#REF!	0	#REF!			#REF!	#REF!	20,000	#REF!	#REF!	#REF!			
Total Net SF			#REF!					20,000			#REF!			
Building Circulation			incl					0			#REF!			
Total Building Area (GSF)	#REF!		7,300			#REF!		20,000	#REF!		#REF!			

Chandler City Hall Complex Program Plan

SITE DEVELOPMENT	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Site Development												
Building Footprint	219					291		22,424	314		23,099	Assumes 20% at grade level
Plaza / Fountains								15,000			15,000	
Open Landscape Space								40,000			40,000	
Amphitheater / Program Space								5,000			5,000	
Employee Parking					400		0	0		0	0	Included in parking structure
Visitor Parking					324		100	32,400		100	32,400	with 100 included in parking structure
City Vehicle Parking					400		38	15,200		43	17,200	Include in Structure
Structured Parking		202			400		100	40,000		100	40,000	100 spaces per level x 5 levels
Subtotal			0					170,024			172,699	
Site Circulation				10%				17,002			17,270	Includes Detention, Setbacks
Total Useable Site Area (SF)	219					291		187,026	314		189,969	
								4.29 Acres	4.36 Acres			

Total Building Area (GSF)

112,119

115,494

Parking Calculations

Based upon one Space per Employee =

City Vehicles =

Visitor Parking (includes additional for Training) =

Total Planned Spaces

Based upon 5 spaces per 1000 GSF per City Ordinance =

Parking Spaces

291

38

194

523

561

Parking Spaces

314

43

194

551

577

Chandler City Hall Complex Program Plan

MAYOR & COUNCIL			Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area			
	# Staff	# Space				# Staff	# Space		# Staff	# Space				
Staff														
Mayor	1		445	PO	450	1		450	1		450			
Council Members	6		504	PO	150	6		900	6		900			
Mayor & Council Assistant	1		130	PO	150	1		150	1		150			
Council Aides	0		0	WS	80	4		320	4		320			
Exec Asst to Mayor & Council	1		86	WS	64	1		64	1		64			
Admin Specialist	1		80	WS	64	1		64	2		128			
Executive Receptionist	1		64	WS	100	1		100	1		100		Included in Reception	
Support Spaces														
Reception / Waiting Area			68		150		1	150		1	150			
Work Room (Storage/File/Copier/Printer)			182		300		1	300		1	300			
Medium Conference Room			340		375		1	375		1	375			
Main Reception Area			<294>										Included in Building Common	
Large Conference Room			<450>										Included in Building Common	
Break Room			<260>										Included in Building Common	
Subtotal	11		1,899			15		2,873	16		2,937			
Circulation			1,121		40%			1,149			1,175			
Total Net Square Feet (NSF)	11		3,020			15		4,022	16		4,112			

NSF / Person

275

268

257

Staff Increase (Decrease) from Current

36.4%

45.5%

Space Increase (Decrease) from Current

33.2%

36.2%

Chandler City Hall Complex Program Plan

COUNCIL CHAMBER		Existing Facility		Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description		Quantity		Space Type	SF Std	Quantity		Area	Quantity		Area	
		# Staff	# Space			# Staff	# Space		# Staff	# Space		
Staff												
None												Included in Mayor & Council
Support Spaces												
Stage / Dais			incl		1,000		1	1,000		1	1,000	Includes 7 council + 8 staff seats
Council Seating Area			3,250		12		250	3,000		250	3,000	Seating for 200 in fixed seating
Executive Conference Room			0		450		1	450		1	450	Can be shared for other uses
Kitchen			0		150		1	150		1	150	
Storage			0		100		1	100		1	100	
Audio Visual / Amplifier Storage			48		50		1	50		1	50	
Subtotal		0				0		4,750	0		4,750	
Circulation					10%			475			475	
Total Net Square Feet (NSF)		0				0		5,225	0		5,225	

NSF / Person

Staff Increase (Decrease) from Current

Space Increase (Decrease) from Current

58.4%

58.4%

Chandler City Hall Complex Program Plan

CITY MANAGER	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
City Manager	1		336	PO	350	1		350	1		350	
Assistant City Manager	2		495	PO	225	2		450	3		675	
Intergovernmental Coordinator	1		225	PO	150	2		300	2		300	
Assistant to City Manager	2		252	PO	150	2		300	3		450	
Sr Executive Assistant	1		72	WS	64	1		64	1		64	
Executive Assistant	1		64	WS	64	2		128	2		128	
Management Intern	1		100	WS	64	1		64	2		64	Shared Workstation
Temporary Staff	1		55	WS	64	2		64	2		64	Shared Workstation
Support Spaces												
Reception / Waiting Area			110		0			0			0	
Storage			90		200		1	200	1		200	
File Room			0		200		1	200	1		200	
Copy / Storage			227		150		1	150	1		150	Existing incl. w/ Building Common
Large Conference Room			<450>									Included in Building Common
Medium Conference Room			<320>									Included in Building Common
Small Conference Room			0		225		1	225	1		225	
Main Reception Area			<294>									Included in Building Common
Copy Center			0									Included in Building Common
Break Room			<260>									Included in Building Common
Subtotal	10		2,026			13		2,495	16		2,870	
Circulation			889		40%			998			1,148	
Total Net Square Feet (NSF)	10		2,915			13		3,493	16		4,018	

NSF / Person

292

269

251

Staff Increase (Decrease) from Current

30.0%

60.0%

Space Increase (Decrease) from Current

19.8%

37.8%

Chandler City Hall Complex Program Plan

NEIGHBORHOOD PROGRAMS				Existing Facility		Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area			
	# Staff	# Space				# Staff	# Space		# Staff	# Space				
Staff														
Neighborhood Director	0		0	PO	225	1		225	1		225			
Neighborhood Program Adminis'tor	2		114	PO	120	4		480	5		600			
Neighborhood Services Specialist	0		0	WS	64	8		512	10		640		Includes Police Code Enf Staff	
Neighborhood Services Assistant	0		0	WS	64	1		64	1		64		Includes Police Code Enf Staff	
Administrative Assistant	0		0	WS	64	2		128	2		128		Includes Police Code Enf Staff	
Neighborhood Services Manager	1		0	PO	150	1		150	1		150		Includes Police Code Enf Staff	
Support Spaces														
Citizen Center			0					1		1	0		Included in Building Common	
Storage			<236>		200			1		1	200		Existing is shared - in Building Common	
Files			0		200			1		1	200			
Main Reception Area			<294>										Included in Building Common	
Medium Conference Room			<320>										Included in Building Common	
Break Room			<260>										Included in Building Common	
Copy Center			0										Included in Building Common	
Subtotal	3		114			17		1,959	20		2,207			
Circulation			63		40%			784			883			
Total Net Square Feet (NSF)	3		177			17		2,743	20		3,090			

NSF / Person 59 161 154

Staff Increase (Decrease) from Current 467% 567%

Space Increase (Decrease) from Current 1449% 1646%

Chandler City Hall Complex Program Plan

CITY CLERK	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
City Clerk	1		186	PO	225	1		225	1		225	
Assistant City Clerk	1		110	PO	150	1		150	1		150	
City Clerk Assistant	2		164	WS	64	2		128	3		192	
Customer Service reps	2		128	WS	64	3		192	3		192	
Temporary Staff	1		0	WS	64	2		64	2		64	Shared Workstation
Support Spaces												
Reception / Waiting Area			260		400		1	400		1	400	Includes Reception Counter
Small Conference Room			0		225		1	225		1	225	
File Area			585		400		1	400		1	400	
Work Area (Storage/File/Copier/Printer)			incl		200		1	200		1	200	
Scanning Work Station			incl		64		2	128		2	128	1 station included w/ City Clerk Assist.
Storage			98		150		1	150		1	150	See Building Common
Copy Center			0									See Building Common
Medium Conference Room			0									See Building Common
Executive Conference Room			0									Use Council Chamber Conference Rm
Break Room			0									See Building Common
Subtotal	7		1,531			9		2,262	10		2,326	
Circulation			394		40%			905			930	
Total Gross Square Feet (NSF)	7		1,925			9		3,167	10		3,256	

NSF / Person

275

352

326

Staff Increase (Decrease) from Current

28.6%

42.9%

Space Increase (Decrease) from Current

64.5%

69.2%

Chandler City Hall Complex Program Plan

CITY ATTORNEY	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
City Attorney	1		225	PO	225	1		225	1		225	
Assistant City Attorney	6		1,050	PO	150	8		1,200	10		1,500	
Supervisory Legal Secretary	1		64	PO	120	1		120	1		120	
Legal Secretary	3		192	WS	80	6		480	8		640	
Legal Secretary Support	0		0	WS	64	1		64	1		64	
Support Spaces												
Waiting Area			130		150		1	150		1	150	
File Area			270		400		1	400		1	400	
Copy / Storage			88		400		1	400		1	400	
Small Conference Room			144		150		1	150		1	150	
Library / Conference Room			286		375		1	375		1	375	
Break Room			45									See Building Common
Subtotal	11		2,494			17		3,564	21		4,024	
Circulation			778		40%			1,426			1,610	
Total Net Square Feet (NSF)	11		3,272			17		4,990	21		5,634	
NSF / Person			297					294			268	
Staff Increase (Decrease) from Current								54.5%			90.9%	
Space Increase (Decrease) from Current								52.5%			72.2%	

Chandler City Hall Complex Program Plan

CAPA Administrative Services			Existing Facility			Space Stds			Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area				
	# Staff	# Space				# Staff	# Space		# Staff	# Space					
Staff															
Admin. Services Admin	1		168	PO	150	1		150	1		150				
Offset Press Operator	1		<21>	WS	incl	1		0	1		0	Existing incl. w/ Mail Area below			
Admin. Services Clerks	4		<48>	WS	64	5		64	5		64	Existing incl. w/ Copy Center, Shared			
Support Spaces															
Reception Counter Area			0		150		1	150		1	150				
Storage			767		1,000		1	1,000		1	1,000				
Copy Center			658		1,200		1	1,200		1	1,200				
Mail Area			233		500		1	500		1	500				
Lockers for Staff			0		100			0			0	Moved to Common			
Break Room			0									See Building Common			
Loading Dock			0									See Building Common			
Subtotal	6		1,826			7		3,064	7		3,064				
Circulation			31		20%			613			613				
Total Net Square Feet (NSF)	6		1,857			7		3,677	7		3,677				

NSF / Person

310

525

525

Staff Increase (Decrease) from Current

16.7%

16.7%

Space Increase (Decrease) from Current

98.0%

98.0%

Chandler City Hall Complex Program Plan

CAPA Public Affairs	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
Director	1		300	PO	225	1		225	1		225	
Communications Manager	1		126	PO	150	1		150	1		150	
Public Information Manager	2		222	PO	120	3		360	3		360	
Information Specialists	2		164	WS	80	2		160	2		160	
Citizen Assistance Specialist	1		64	WS	80	2		160	2		160	
Graphic Designer	1		100	WS	80	1		80	1		80	
Sr. Executive Assist.	1		56	WS	64	1		64	1		64	
Administrative Specialists	0		0	WS	64	1		64	1		64	
Intern	1		64	WS	64	1		64	1		64	
Support Spaces												
Small Waiting Area			0		150			0			0	
Storage			0		250		1	250		1	250	
Files		1	98		100		1	100		1	100	
Graphic Design Printers					80		1	80		1	80	
Media Center (Reporters)			0		150		1	150		1	150	
Large Conference Room			<450>									See Building Common
Medium Conference Room			<320>									See Building Common
Small Conference Room			0									See Building Common
Break Room			<260>									See Building Common
Main Reception			<295>									See Building Common
Copy Center			0									See Building Common
Informational Kiosk/Citizen Center			0		100							See Building Common
Subtotal	10		1,194			13		1,907	13		1,907	
Circulation			721		40%			763			763	
Total Net Square Feet (NSF)	10		1,915			13		2,670	13		2,670	
NSF / Person			192					205			205	
Staff Increase (Decrease) from Current								30.0%			30.0%	
Space Increase (Decrease) from Current								39.4%			39.4%	

Chandler City Hall Complex Program Plan

CAPA Video Production	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
Video Production Supervisor	1		108	PO	150	1		150	1		150	Shared
Video Production Specialist	2		198	WS	80	4		320	4		320	
Video Intern	0		0	WS	64	1		64	1		64	
Video Production Specialist - PT	1		0	WS	32	2		64	2		64	
Support Spaces												
Reception / Intern Area			0		100		1	100		1	100	
Storage			35		100		1	100		1	100	
Green Room w/ Rest Room			0		200		1	200		1	200	
File / Copy			0		200		1	200		1	200	
Edit Suites			325		100		3	300		4	400	
Equipment / Storage / Work Area			80		300		1	300		1	300	
Studio			2,289		1,680		1	1,680		1	1,680	
Tape Storage			0		350		1	350		1	350	Existing incl. in Studio
Tape Dubbing Room			0		120		1	120		1	120	Existing incl. in Studio
Control Room			320		500		1	500		1	500	
Headend			0		120		1	120		1	120	
Lighting Panel Room			50		50			50			50	
Audio Visual / Amplifier Rack			<48>		50		0			0	0	Located w/in Council Chamber
Break Room			0									See Building Common
Subtotal	4		3,405			8		4,618	8		4,718	
Circulation			60		20%			924			944	
Total Net Square Feet (NSF)	4		3,465			8		5,542	8		5,662	
NSF / Person			866					693			708	
Staff Increase (Decrease) from Current								100.0%			100.0%	
Space Increase (Decrease) from Current								59.9%			63.4%	

Chandler City Hall Complex Program Plan

Community Services		Existing Facility		Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
Director	1		175	PO	225	1		225	1		225	
Asst. Director	1		160	PO	150	1		150	1		150	
Sr. Mgmt Assistant	1		54	WS	80	1		80	1		80	
Sr. Executive Asst.	1		56	WS	64	1		64	1		64	
Public Information Officer	1		80	PO	120	1		120	1		120	
Admin. Specialists	2		155	WS	64	2		128	2		128	
Information Specialist	0		0	WS	80	1		80	2		160	
Customer Service Rep (Receptionist)	0		0	WS	64	1		64	2		128	
Parks Superintendent	1		110	PO	120	1		120	1		120	
Aquatics Superintendent	1		100	PO	120	1		120	1		120	
Construction Project Manager	1		126	PO	120	1		120	1		120	
Public History Coord.	1		105	WS	80	1		80	1		80	
Public History Intern	1		0	WS	64	1		64	1		64	
Parks Irrigation Coord.	0		0	WS	64	1		64	1		64	
Management Asst. Parks	0		0	WS	64	1		64	1		64	
Parks Admin. Specialists	2		158	WS	64	2		128	2		128	
Building & Fac. Superintendent	1		154	PO	120	1		120	1		120	
Aquatics Coord.	1		90	WS	64	1		64	1		64	
Landscape Planner	1		98	WS	64	1		64	1		64	
Aquatics Managers	2		146	WS	64	2		128	2		128	
Aquatics Asst.	1		90	WS	64	1		64	1		64	
Park Planning Superintendent	1		104	PO	120	1		120	1		120	
Rec. Superintendent	0		0	PO	120	1		120	1		120	
Recreation Manager	1		128	PO	150	1		150	1		150	
Management Asst. Recreation	1		76	WS	80	1		80	1		80	
Rec. Coord. 1	4		240	WS	80	5		400	5		400	
Rec. Coord. 11	1		80	WS	80	2		160	2		160	
Rec. Coord. II - Special Events	1		80	WS	80	1		80	1		80	
Rec Admin. Specialist	0		0	WS	64	1		64	1		64	
Rec. Leader II - Youth	1		64	WS	64	1		64	1		64	
Rec. Leader II - Teens	1		0	WS	64	1		64	1		64	
Rec. Intern	1		0	WS	64	1		64	1		64	
Special Events Asst.	0		0	WS	64	1		64	1		64	
Accounts Payable	0		0	WS	64	1		64	1		64	
Support Spaces												
Reception			125		400		1	400		1	400	
Files			116		300		1	300		1	300	
Copy Center / Mail Room			302		200		1	200		1	200	
Plan File Storage & Plotter			217		300		1	300		1	300	
Equipment Storage			551		500		1	500		1	500	
Small Conference Room		1	96		225		1	225		1	225	
Medium Conference Room			0		375		1	375		1	375	
Large Conference Room		1	450		450		0	0		0	0	Use Common Conference Room
Coffee Bar			0		100		1	100		1	100	
Subtotal												
Circulation	32		4,486			42		4,734	44		4,734	
			1,873		40%			1,894			1,894	
Total Net Square Feet (NSF)	32		6,359			42		6,628	44		6,628	

NSF / Person

199

158

151

Staff Increase (Decrease) from Current

31.3%

37.5%

Space Increase (Decrease) from Current

4.2%

4.2%

Chandler City Hall Complex Program Plan

Economic Development	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
Director	1		176	PO	225	1		225	1		225	
Business Development Spec.	3		114	PO	150	3		450	3		450	
Tourism Marketing Coord.	1		114	PO	120	1		120	1		120	
Tourism Support	0		0	WS	64			0			0	
Downtown Coordinator	1		0	PO	150	1		150	1		150	Currently located @ Vision Gallery
Downtown Assistant	1		0	WS	64	1		64	1		64	Currently located @ Vision Gallery
Research Assistant	1		108	PO	120	1		120	1		120	
Support Person	0		0	WS	64	1		64	1		64	
Executive Assistant	1		77	WS	64	1		64	1		64	
Support Spaces												
Small Waiting Area			24		150		1	150		1	150	
Storage / Filing			100		200		1	200		1	200	Existing Located in Basement
Work Area / Library			0		150		1	150		1	150	
Small Conference			0		225		1	225		1	225	
Large Conference Room			0									See Building Common
Medium Conference Room			144									See Building Common
Break Room			21									See Building Common
Main Reception			0									See Building Common
Copy Center			0									See Building Common
Subtotal	9		878			10		1,982	10		1,982	
Circulation			244		40%			793			793	
Total Net Square Feet (NSF)	9		1,122			10		2,775	10		2,775	

NSF / Person

125

277

277

Staff Increase (Decrease) from Current

11.1%

11.1%

Space Increase (Decrease) from Current

147.3%

147.3%

Chandler City Hall Complex Program Plan

Human Resources	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
Director	1		183	PO	225	1		225	1		225	
Executive Assistant	1		64	WS	64	1		64	1		64	
HR Supervisor	1		100	PO	150	1		150	1		150	
HR Assistant	6		284	WS	64	7		448	7		448	
HR Analyst	2		360	WS	64	3		192	3		192	
Employee Services Super.	1		100	PO	120	1		120	1		120	
HR Specialist	1		64	WS	80	2		160	2		160	
Benefit Program Super.	1		120	PO	150	1		150	1		150	
Labor Relations Administrator	1		118	PO	150	1		150	1		150	
Employee Development Specialist	1		100	WS	80	1		80	2		160	
Employee Development Super.	1		144	PO	120	1		120	1		120	
Receptionist - Vacant	0		64									
Vacant Workstation	0		64									
Support Spaces												
Reception Area w/ Counter			254		400		1	400		1	400	
Storage			127		400		1	400		1	400	
Files			160		400		1	400		1	400	
EDMS Workstation			0		64		1	64		1	64	
Copy / Work Room			0		200		1	200		1	200	
Small Conference Room			<220>		150		2	300		2	300	Existing incl. in Building Common
Large Conference Room			0									See Building Common
Large Training Rooms			345									See Building Common
Break Room			30									See Building Common
Copy Center			0									See Building Common
Subtotal	17		2,681			20		3,623	21		3,703	
Circulation			759		40%			1,449			1,481	
Total Net Square Feet (NSF)	17		3,440			20		5,072	21		5,184	

NSF / Person

202

254

247

Staff Increase (Decrease) from Current

17.6%

23.5%

Space Increase (Decrease) from Current

47.4%

50.7%

Chandler City Hall Complex Program Plan

Management Services Administration				Existing Facility		Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area			
	# Staff	# Space				# Staff	# Space		# Staff	# Space				
													Exist. Located @ CCP 2nd floor	
Staff Director Assistant Director Sr. Financial Analyst Financial Analyst Operations Systems Analyst Internal Auditor Grants Administrator Sr. Management Assistant Sr. Executive Assistant Executive Assistant Admin. Specialist Student Intern Receptionist	1		170	PO	225	1		225	1		225			
	1		190	PO	150	1		150	1		150			
	1		183	PO	120	1		120	1		120			
	1		182	WS	80	1		80	2		160			
	1		64	WS	80	1		80	1		80			
	1		97	PO	120	2		240	3		360			
	1		64	WS	80	1		80	1		80			
	1		64	WS	80	1		80	1		80			
	1		64	WS	64	1		64	1		64			
	1		56	WS	64	1		64	1		64			
	0		0	WS	64	1		64	1		64			
	0		48	WS	64	1		64	1		64			
	0		0	WS	64	1		64	1		64			
Support Spaces Small Waiting Area File / Work Area Storage Library Small Conference Large Conference Room Medium Conference Room Break Room Main Reception Copy Center			87		0		0		0		0			
			220		400		1	400		1	400			
			100		100		1	100		1	100			
			0		100		1	100		1	100			
			177											
			<415>											
			<220>											
			<27>											
			0											
			18											
Subtotal Circulation	10		1,784			14		1,975	16		2,175			
			567		40%			790			870			
Total Net Square Feet (NSF)														
NSF / Person	10		2,351			14		2,765	16		3,045			
Staff Increase (Decrease) from Current Space Increase (Decrease) from Current														

Chandler City Hall Complex Program Plan

Management Services Accounting	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
Accounting Manager	1		180	PO	150	1		150	1		150	
Accounting Supervisor	1		100	PO	120	1		120	1		120	
Executive Assistant	1		64	WS	64	1		64	1		64	
Payroll Specialist	2		144	WS	80	3		240	3		240	
Sr. Accounting Specialist	4		208	WS	80	4		320	4		320	
Accountant	3		160	WS	80	3		240	4		320	
Accounting Specialist	4		192	WS	80	5		400	6		480	
COE / Temp	1		48	WS	64	1		64	1		64	
Vacant Spaces	0	2	96	0								
Support Spaces												
Small Waiting Area			0		150			0			0	
File / Work Area			187		300		1	300		1	300	
Check Storage			100		100		1	100		1	100	
Auditors Room			0		350		1	350		1	350	
Small Conference			0									See Building Common
Large Conference Room			0									See Building Common
Medium Conference Room			<220>									See Building Common
Break Room			<62>									See Building Common
Main Reception			0									See Building Common
Copy Center			0									See Building Common
Scanning Station			0		64		1	64		1	64	
Subtotal	17		1,479			19		2,412	21		2,572	
Circulation			991		40%			965			1,029	
Total Net Square Feet (NSF)	17		2,470			19		3,377	21		3,601	

NSF / Person

145

178

171

Staff Increase (Decrease) from Current

11.8%

23.5%

Space Increase (Decrease) from Current

36.7%

45.8%

Chandler City Hall Complex Program Plan

Management Services Budget			Existing Facility		Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity			Quantity				
	# Staff	# Space				# Staff	# Space	Area	# Staff	# Space	Area		
Staff													
Budget Manager	1		156	PO	150	1		150	1		150		
Sr. Budget Research Analyst	1		90	WS	80	1		80	2		160		
Budget Analyst	2		128	WS	80	3		240	4		320		
Budget Aide	1		56	WS	64	1		64	2		128		
Support Spaces													
Small Waiting Area			<84>		150			0			0		
File / Work Area			21		100		1	100		1	100		
Storage			<295>		100		1	100		1	100	Existing incl. w/ Building Common	
Small Conference			0										
Large Conference Room			<415>									See Building Common	
Medium Conference Room			<220>									See Building Common	
Break Room			<27>									See Building Common	
Main Reception			<110>									See Building Common	
Copy Center			0									See Building Common	
Subtotal	5		451			6		734	9		958		
Circulation			347		40%			294			383		
Total Net Square Feet (NSF)	5		798			6		1,028	9		1,341		

NSF / Person

160

171

149

Staff Increase (Decrease) from Current
Space Increase (Decrease) from Current

20.0%
28.8%

80.0%
68.1%

Chandler City Hall Complex Program Plan

Management Services Environmental			Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity			Quantity					
	# Staff	# Space				# Staff	# Space	Area	# Staff	# Space	Area			
Staff														
Program Manager	1		182	PO	150	1		150	1		150			
Program Specialist	1		280	WS	80	2		160	2		160			
Records Specialist	1		180	WS	64	1		64	1		64			
Support Spaces														
Storage			112		150		1	150		1	150		Needs Climate Control	
Filing			115		200		1	200		1	200			
Public Computer Access / File Review			134		150		1	150		1	150			
High Speed Scanning Station			0		64		1	64		1	64			
Small Conference			0										See Building Common	
Large Conference Room			0										See Building Common	
Medium Conference Room			0										See Building Common	
Break Room			0										See Building Common	
Main Reception			57										See Building Common	
Copy Center			0										See Building Common	
Subtotal	3		1,060			4		938	4		938			
Circulation			482		40%			375			375			
Total Net Square Feet (NSF)	3		1,542			4		1,313	4		1,313			

NSF / Person

514

328

328

Staff Increase (Decrease) from Current

33.3%

33.3%

Space Increase (Decrease) from Current

-14.8%

-14.8%

Chandler City Hall Complex Program Plan

Management Services Purchasing				Existing Facility		Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area			
	# Staff	# Space				# Staff	# Space		# Staff	# Space				
													See Building Common See Building Common See Building Common See Building Common	
Staff														
Purchasing Manager	1		197	PO	150	1		150	1		150			
Purchasing Supervisor	1		173	PO	120	1		120	1		120			
Procurement Officer	4		484	WS	80	5		400	5		400			
Purchasing Specialist	1		48	WS	80	1		80	1		80			
Purchasing Asst.	1		60	WS	64	1		64	1		64			
Purchasing Clerk	1		48	WS	64	2		128	2		128			
Support Spaces														
Reception / Counter Area			120		300		1	300		1	300			
Storage			0		150		1	150		1	150			
Filing			290		150		1	150		1	150			
Vendor Review Station			60		64		1	64		1	64			
Medium Conference Room			246		375		1	375		1	375			
Small Conference			0											
Large Conference Room			0											
Break Room			0											
Copy Center			0											
Scanning Station			0		64		1	64		1	64			
Subtotal														
Circulation														
Total Net Square Feet (NSF)														
NSF / Person														
Staff Increase (Decrease) from Current														
Space Increase (Decrease) from Current														

Chandler City Hall Complex Program Plan

Management Services Risk Mgmt	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
Risk Manager	1		225	PO	150	1		150	1		150	
Safety Administrator	1		167	PO	120	1		120	1		120	
Sr. Risk Claims Examiner	1		182	PO	120	1		120	1		120	
Safety Analyst	1		111	PO	120	2		240	2		240	
Occupational Health Nurse	1		148	PO	120	1		120	1		120	
Risk Mgmt Services Specialist	1		67	WS	64	1		64	1		64	
Admin. Coord.	1		87	WS	64	1		64	1		64	
Risk Mgmt Coord.	0		112	PO	120	1		120	1		120	
Support Spaces												
Small Waiting			35		150		0	0		0	0	
Storage / Filing			76		500		1	500		1	500	Secured
Scanning Station			0		64		1	64		1	64	
Small Conference			0									See Building Common
Medium Conference Room			0									See Building Common
Large Conference Room			0									See Building Common
Main Reception			0									See Building Common
Break Room			127									See Building Common
Copy Center			0									See Building Common
Subtotal	7		1,337			9		1,562	9		1,562	
Circulation			397		40%			625			625	
Total Net Square Feet (NSF)	7		1,734			9		2,187	9		2,187	

NSF / Person

248

243

243

Staff Increase (Decrease) from Current

28.6%

28.6%

Space Increase (Decrease) from Current

26.1%

26.1%

Chandler City Hall Complex Program Plan

Management Services Tax & Utility Services				Existing Facility		Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity			Quantity					
	# Staff	# Space				# Staff	# Space	Area	# Staff	# Space	Area			
Staff														
Manager	1		97	PO	150	1		150	1		150			
Customer Service Manager	2		355	PO	120	2		240	2		240			
Customer Service Supervisor	2		112	PO	120	2		240	2		240			
Meter Reader Supervisor	1		160	PO	120	1		120	1		120			
Tax Audit Supervisor	1		145	PO	120	1		120	1		120			
Tax Auditor	4		435	PO	120	5		600	5		600			
Revenue Collector	1		56	WS	80	2		160	2		160			
Tax & License Specialist	1		48	WS	80	1		80	1		80			
Tax & Utility Rep	3		204	WS	64	5		320	5		320			
Customer Service Rep	6		462	WS	64	7		448	8		512			
Admin Support	2		160	WS	64	2		128	3		192		Remittance & Lrg. Equipment	
Meter Readers	8		0	Shared	160	9		160	9		160		Existing incl. w/ Meter Super. sq. ft.	
Water Service Investigator	1		0	NA	0	0		0	0		0		Existing incl. w/ Meter Super. sq. ft.	
Senior Meter Reader	0		0	Shared	0	1		0	1		0		Incl. w/ Meter Super. sq. ft.	
Admin. Specialist	1		56	WS	64	1		64	1		64			
Customer Service Cashiers	2		0	WS	64	2		128	2		128			
Support Spaces														
Reception / Counter Area			<87>		600		1	600		1	600		4 Transaction Carrels	
Storage			0		150		1	150		1	150			
Secure File Room			210		400		1	400		1	400			
Secured Vault			36		150		1	150		1	150			
Scanning Station			0		64		2	128		2	128			
Small Conference			110		225		1	225		1	225			
Training Room			0		225		1	225		1	225			
Copy / Work Area			0		300		1	300		1	300			
Printer Areas			21		36		2	72		2	72			
Medium Conference Room			203										See Building Common	
Large Conference Room			<220>										See Building Common	
Break Room			<32>										See Building Common	
Remittance Room					150		1	150		1	150			
Subtotal														
Circulation														
Total Net Square Feet (NSF)														

NSF / Person

123

179

175

Staff Increase (Decrease) from Current

16.7%

22.2%

Space Increase (Decrease) from Current

68.8%

72.8%

Chandler City Hall Complex Program Plan

Real Estate	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Staff												
Manager of Real Estate	1		270	PO	150	1		150	1		150	
Real Estate Operations Coord.	1		190	PO	120	2		240	2		240	
Real Estate Property Mgmt Officer	6		856	WS	80	7		560	6		480	
Real Estate Specialist	1		148	WS	80	2		160	2		160	
Executive Assistant	1		56	WS	64	1		64	1		64	
Engineering Intern	1		64	WS	64	1		64	1		64	
LIT Student	1		64	WS	64	1		64	1		64	
Support Spaces												
Small Waiting Area			158		150			0			0	
Storage			208		200		1	200		1	200	
Files			307		250		1	250		1	250	
Medium Conference Room			290									See Building Common
Large Conference Room			0									See Building Common
Small Conference Room			0									See Building Common
Break Room			0									See Building Common
Main Reception			0									See Building Common
Copy Center			0									See Building Common
Subtotal	12		2,611			15		1,752	14		1,672	
Circulation			995		40%			701			669	
Total Net Square Feet (NSF)	12		3,606			15		2,453	14		2,341	
NSF / Person			301					164			167	
Staff Increase (Decrease) from Current								25.0%			16.7%	
Space Increase (Decrease) from Current								-32.0%			-35.1%	

Chandler City Hall Complex Program Plan

Building Common	Existing Facility			Space Stds		Planned - 2010			Planned - 2025			Remarks
Space / Description	Quantity		Area	Space Type	SF Std	Quantity		Area	Quantity		Area	
	# Staff	# Space				# Staff	# Space		# Staff	# Space		
Support Spaces												
Building Lobby					2,500		1	2,500		1	2,500	Incl. Citizen Center
Loading Dock					500		1	500		1	500	
Showers/Lockers					300		2	600		2	600	Lockers for Meter Readers, Print Room
Nursing Room					80		4	320		4	320	
Common Reception Areas		1	295		400		4	1,600		4	1,600	
Small Conference Room					150		8	1,200		8	1,200	
Medium Conference Room		2	540		375		4	1,500		4	1,500	
Large Conference Room		2	865		700		4	2,800		4	2,800	
Training Rooms					1,000		2	2,000		2	2,000	
Break Room		3	292		300		4	1,200		4	1,200	
Copy Areas					300		8	2,400		8	2,400	incl. sink
Shared Storage		1	227		0			0			0	incl. w/ individual departments
Subtotal	0		2,219			0		16,620	0		16,620	
Circulation			0		20%			3,324			3,324	
Total Net Square Feet (NSF)	0		2,219			0		19,944	0		19,944	

NSF / Person

Staff Increase (Decrease) from Current

Space Increase (Decrease) from Current

799%

799%

Chandler City Hall Complex Program Plan

PROGRAM SUMMARY CITY HALL			Existing		Planned - 2010								Planned - 2025											
	Quantity		Quantity										Quantity											
Space / Description	# Staff	CONF.	# Staff	PO 350-450	PO 225	PO 150	PO 120	WS 80	WS 64	CONF.	CONF. S.F.	STOR.	# Staff	PO 350-450	PO 225	PO 150	PO 120	WS 80	WS 64	CONF.	STOR.			
Mayor & City Council	11	1	15	1	0	7	1	4	2	1	375	300	16	1	0	7	1	4	3	1	300			
Council Chamber	0	0	0	0	0	0	0	0	0	1	450	100	0	0	0	0	0	0	0	2	100			
City Manager	10	0	13	1	4	2	0	0	6	1	225	400	16	1	5	3	0	0	7	0	400			
Neighborhood Programs	2	0	17	0	1	1	4	0	11	0	0	400	20	0	1	1	5	0	13	0	400			
City Clerk	7	0	9	0	1	1	0	0	7	1	225	550	10	0	1	1	0	0	8	1	550			
City Attorney	11	2	17	0	1	8	1	6	1	2	525	800	25	0	1	10	1	8	1	2	800			
CAPA - Admin Services	6	0	7	0	0	1	0	0	5	0	0	1,000	7	0	0	1	0	0	5	0	1,000			
CAPA - Public Affairs	10	0	13	0	1	1	3	5	3	0	0	350	13	0	1	1	3	5	3	0	350			
CAPA - Video	4	0	8	0	0	1	0	4	3	0	0	400	8	0	0	1	0	4	3	0	400			
Community Services	38	2	48	0	1	2	7	12	26	2	600	1,250	50	0	1	2	7	13	27	2	1,250			
Economic Development	8	1	10	0	1	4	2	0	3	1	225	350	10	0	1	4	2	0	3	1	350			
Human Resources	17	1	20	0	1	3	2	3	11	2	300	800	21	0	1	3	2	4	11	2	800			
Mgmt Svcs - Accounting	10	0	19	0	0	1	1	15	2	0	0	500	21	0	0	1	1	17	2	0	500			
Mgmt Svcs - Administration / Internal Audit	17	0	14	0	1	1	3	4	5	0	0	400	16	0	1	1	4	5	5	0	400			
Mgmt Svcs - Budget	5	0	6	0	0	1	0	4	1	0	0	200	9	0	0	1	0	6	2	0	200			
Mgmt Svcs - Environmental Services	3	0	4	0	0	1	0	2	1	0	0	350	4	0	0	1	0	2	1	0	350			
Mgmt Svcs - Purchasing	9	1	11	0	0	1	1	6	3	1	375	300	11	0	0	1	1	6	3	1	300			
Mgmt Svcs - Risk Management	7	0	9	0	0	1	6	0	1	0	0	500	9	0	0	1	6	0	1	0	500			
Mgmt Svcs - Tax & Utility Services	36	1	42	0	0	1	11	3	27	1	225	550	44	0	0	1	11	3	29	1	550			
Real Estate	12	1	15	0	0	1	2	9	3	0	0	450	14	0	0	1	2	8	3	0	450			
Building Common	0	4	0	0	0	0	0	0	0	16	5,500	0	0	0	0	0	0	0	0	16	0			
Total	223	14	297	2	12	39	44	77	121	29	9,025	9,950	324	2	13	42	46	85	130	29	9,950			
Percentage of Total Staff/Space				1%	4%	13%	15%	26%	41%					1%	4%	13%	14%	26%	40%					
Percentage of Total Staff/Space Total					PO 33%				WS 67%								PO 32%				WS 66%			